

**9/37-41 Belmont Street, Sutherland, NSW 2232**



**Unit For Sale**

Tuesday, 25 June 2024

9/37-41 Belmont Street, Sutherland, NSW 2232

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Dino Salvatore  
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## For Sale

Occupying a third-floor position in the highly renowned "Macfarlane House" complex with lift access, this low maintenance apartment presents the epitome of comfortable living in an ultraconvenient location. The spacious layout seamlessly integrates expansive proportions with light-filled interiors, unveiling two generous bedrooms complete with built-in robes, two well-appointed bathrooms, and a central open-plan living area. Outside, the covered entertaining balcony offers an east facing aspect paired with sweeping views of the distant cityscape, completing the appeal of this unmissable residence. Main features include:

- Open plan living and dining area opening onto east facing balcony
- Large kitchen with ample bench space, cabinetry and gas cooktop
- Two generous bedrooms with built-in robes and high ceilings, master with ensuite
- Central main bathroom complete with separate bath and shower
- Internal laundry with wash tub, hanging space and storage
- Covered entertaining balcony with east facing aspect and distant city views
- Oversized single lock up garage in secure basement

Approximate Fees: Strata \$1533pq | Council \$368pq | Water \$172pq

Approximate Lot Size: 125sqm (Unit 107 sqm + Garage 18sqm)

This apartment is located in the heart of Sutherland close to local cafes, restaurants, Sutherland Station, Sutherland Library, Sutherland Public School and is in the Jannali High School catchment.