

**9/522-528 President Avenue, Sutherland, NSW,
2232**



Unit For Sale

Thursday, 1 August 2024

9/522-528 President Avenue, Sutherland, NSW, 2232

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit

Central Convenience

Positioned on the top floor of the tranquil and secure 'Glencoe Gardens' complex, this generously proportioned two bedroom unit presents an ideal chance to enjoy all that Sutherland has to offer, with local cafés, shops, schools and Sutherland Train Station all just minutes away.

- Spacious combined living and dining with effortless access via sliding doors to balcony enjoying an uninterrupted private and leafy outlook.
- Neat and tidy original kitchen equipped with Simpson cooktop, wall oven and grill.
- Two great sized bedrooms, main complete with a large walk-in robe.
- Well maintained bathroom with separate bath and shower
- Convenient and large internal laundry.
- Double tandem lock up garage in security basement.
- 84sqm internally, 112sqm total including garage.
- Located just moments from local schools, Sutherland station, shops and cafes.

This spacious unit offers a high standard of living with exceptional convenience, making it an ideal opportunity for first-time home buyers and investors alike!

Council Rate: \$303.50 per quarter

Water Rate: \$172.79 + usage per quarter

Strata Levy: \$1061.60 per quarter