



# FOR SALE

## PERFECTLY SITUATED, FRESHLY PAINTED WITH SWIMMING POOL

Perfectly situated in the vibrant suburb of Auburn is this freshly painted 2-bedroom, 2-bathroom apartment, offering a blend of comfort, convenience, and contemporary living. The community amenities include landscaped gardens and recreational areas, including a swimming pool and tennis court on Podium Level.

The property is situated on Macquarie Road opposite the Station. This apartment is within a short walk (200m) of Auburn's bustling shopping precinct, local parks, and public transport options, making commuting a breeze. Whether you're a first-time buyer, looking to downsize, or seeking a savvy investment opportunity, this apartment ticks all the boxes.

Don't miss out on the chance to own this fantastic property in a sought-after location.

Possible rental return \$700 - \$750/P/week

### Key Features:

- Bright and spacious living room opens onto a large landscaped garden facing balcony
- Freshly painted with timber floors throughout
- Well-appointed kitchen with stainless appliances
- Two bedrooms, both with built-in wardrobe
- Two bathrooms, Master bedroom with an ensuite
- Lift access to dedicated parking space in security garage
- Communal landscaped gardens and recreational areas
- Communal Swimming pool and Tennis Courts
- Approx. 100 sqm total area on title, including car spaces

Approx. outgoings: -  
Strata Levy \$1,206.82/qtr  
Council \$372.00/qtr

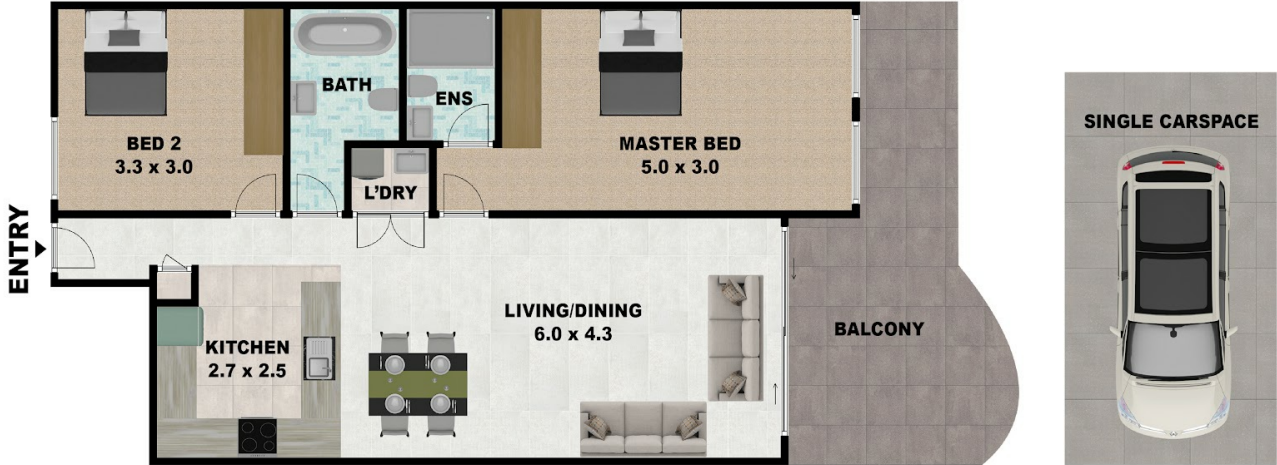
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PRICE:  
Just Listed



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## 120/2 MACQUARIE ROAD, AUBURN NSW 2144

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENT.  
All dimensions are approximate. Actual dimensions may vary.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.