

**3/49 The Broadway , Punchbowl, NSW 2196**

**Sold - \$589,000**

Unit 2  1  1 



## LOCK UP GARAGE

Located on the top floor at the front of a quality strata complex is a substantial 2 bedroom home unit. This amazing unit is drenched in Northern sunlight and boasts a spacious lounge room with an adjoining sunny balcony. The kitchen is oversized and has been recently renovated with loads of cupboard space. The popular square floor plan sees both bedrooms overlooking the street capturing the same Northern light. Down stairs is your own laundry/storage space and a separate LOCK UP BARAGE both with internal access to the complex. Located in a popular Street with Woolworths at the end of the street and Punchbowl Railway Station only 750 m away.

Currently leased at \$500pw without parking. Potential rental incl Garage approx. \$550 pw

Strata Levies: \$803.90 1/4

Total area: approx. 105.9 sqm.

Download a Strata Report here: <https://beforeyoubuy.com.au/reports/unit-3-49-broadway-punchbowl-nsw-2196/strata>

All precaution has been taken to determine the accuracy of the above information however, all interested parties are to rely on their own inquiries and professional advice.

**Open for Inspection**

By Appointment.

### Listed By

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