

6/11 Gibbons St, Auburn, NSW 2144

\$490,000 to \$520,000 - Price Guide

Unit 2  1  1 



TOP FLOOR POSITION | LOW STRATA | 450M TO AUBURN STATION

Ready to move into, this top-floor apartment is defined by its light-filled, sunny aspect and prime location. It offers two bedrooms, a generous combined lounge and dining area with private balcony access, and a large kitchen with electric cooking. You've also got a well-maintained bathroom, internal laundry, and enough room for extra storage.

Open for Inspection

By Appointment.

Set in a secure building with only one common wall, the layout maximizes natural light and includes a dedicated car space. It's a quiet, well-positioned home just 450m from Auburn station and local shops, an opportunity that genuinely shouldn't be missed.

- * Two good-sized bedrooms
- * Large light-filled kitchen
- * Open plan living and dining area
- * Internal laundry, neat bathroom
- * Security building, car space
- * Good size main balcony off the living area
- * Small block of only 6 apartments
- * Unit size - 68sqm plus parking - 81sqm
- * Currently rented for \$540 to long term tenants (expired lease)
- * Water Rates \$200pq | Council Rates \$393pq | Strata \$622pq
- * This ad uses virtually styled furniture
- * Strata report is now available from 'Before You Buy'??

- * 290m to Auburn Park
- * 650m to Auburn Central and Shops
- * 750m to City West Medical Centre
- * 450m to Auburn Station

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot

Listed By

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