

**24/500 President Ave, Sutherland, NSW 2232**

**Sold - \$480,000**

Unit 1  1  1 



### Adaptable Living

Tidy one bedroom apartment featuring private leafy outlook from living area & bedroom, Definitely suit an astute investor as a great tenant is settled in & willing to continue.

- Adaptable apartment with large car space
- Freshly painted throughout
- Elevator access from basement car park
- Private outlook over Royal National Park
- Open Floor plan, stone bench top to kitchen
- Natural Gas cooktop & Hot Water
- Bedroom has built in robes and ample natural light
- No Common walls to adjoining apartments
- Security complex with visitor parking in basement
- Single large car space and separate lock up storage 3m2
- Currently leased for \$450 per week until May 2024

Area 54 m2 plus 22 m2 car space plus separate 3m2 storage room.

Council - \$303 pq

Water - \$180 pq

Strata - \$1110 pq

### Open for Inspection

By Appointment.

### Property Features

- elevator access

### Listed By

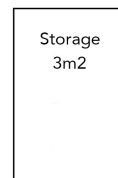
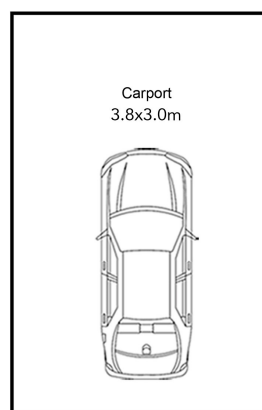
Shamus Watkins

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## Floorplan



## FLOOR PLAN

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT CONSTITUTE PART OF ANY LEGAL DOCUMENTS.

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