

**12/54-60 Dartbrook Rd, Auburn, NSW 2144**

**Sold - \$490,000**

Unit 2  2  1 



## BRIGHT AND BREEZY IN TOP LOCATION!

John B Grant Real Estate is excited to present 12/54-60 Dartbrook Road, Auburn to the marketplace. This stunning 2-bedroom unit is perfect for those seeking convenience, comfort, and style. Step inside and be greeted by the spacious open living and dining area, complete with carpet throughout, creating a warm and inviting atmosphere. The unit boasts two generously sized bedrooms, both with built-in wardrobes, providing ample storage space for all your belongings.

One of the standout features of this unit is the internal laundry, making your laundry days a breeze. The kitchen is a chef's dream, featuring a walk-in pantry/storage, allowing you to keep your kitchen organized and clutter-free.

But the true highlight of this unit is the spacious balcony, offering a northerly aspect that fills the unit with natural light all year round. It's the perfect spot to relax, entertain friends, or enjoy your morning coffee.

For added convenience, this unit also comes with a lockup garage, ensuring the safety and security of your vehicle. Located in the heart of Auburn, you'll have easy access to a range of amenities, including Auburn Central, local restaurants, parks, and Auburn Station.

Don't miss out on this incredible opportunity to live in a stylish and comfortable 2-bedroom unit in Auburn. Contact us today to arrange a viewing and secure your new unit today!

Zoned R4 High-Density Residential

Built-in 2004

Unit Size: 108 sqm approx

Strata Levies: \$952.45 per quarter approximately.

Council Rates: \$315.00 per quarter approximately

Water Rates: \$165.02 per quarter approximately

Currently leased out at \$23,400 PA

### Listed By



Zeth Grant

Mobile: 0416 179 782



Zoran Cvetkovski

Mobile: 0411 304 466



**Open for Inspection**

By Appointment.