

**2/37 Arthur St, Punchbowl, NSW 2196**

**Sold - \$405,000**

Unit 2  1  1 



### Another one sold by the Ralph Team....

This neatly presented 2 bedroom 1st floor unit has a great layout, boasting an eat-in-kitchen and oversized lock-up-garage making it the ideal first home or investment. In one of Punchbowl's best streets and only a small block of 8, some standout features include:

- 2 generous bedrooms (both with built-in-wardrobes)
- Good size separate loungeroom
- Neat eat-in-kitchen
- Immaculate bathroom with separate shower and bath
- Enclosed balcony off lounge
- Internal laundry
- Strata levies: \$715 per quarter
- Large 23m2 garage

**Open for Inspection**

By Appointment.

Situated in a well-maintained security block in ever popular 'Arthur Street' only 450m to Punchbowl train station, shopping village and a selection of local Schools.

Complete package in prime location, sure to be popular.

Contact: Chris Wilding 0401 334 773 or [chris@ralphfirst.com.au](mailto:chris@ralphfirst.com.au)

### Listed By

Bruno Silva  
Phone: (02) 9759 1300  
Mobile: 0402 492 287

Marc Dissinger  
Phone: (02) 9759 1300  
Mobile: 0413 750 868

