

**22/500 President Ave, Sutherland, NSW 2232**

**By Negotiation**

Unit 2  1  1 



### Attention Astute Buyers

Call Michael Watkins 0405 149 716 to inspect.

An exciting opportunity for an astute buyer to purchase this modern (10 years old) apartment having an area of 81 square metres (including balcony), and featuring:

- Modern appointments throughout - stone benchtops, gas cooking and gas heating
- North facing living area
- Built in wardrobes to both bedrooms
- Storage area on title (3 square metres)
- Two balconies (one off main bedroom)
- Lift access all levels from security basement
- Double glazed windows in main bedroom

This unit is currently leased for \$470 per week with lease expiring in October 2018.

Strata report available for prospective purchasers.

Strata: \$896/qtr Water: \$200/qtr Council: \$168/qtr

### Open for Inspection

Sat, 24 Mar 2018 - 11:00 AM to 11:30 AM

### Listed By

Michael Watkins

Phone: (02) 9521 4644

Mobile: 0405 149 716

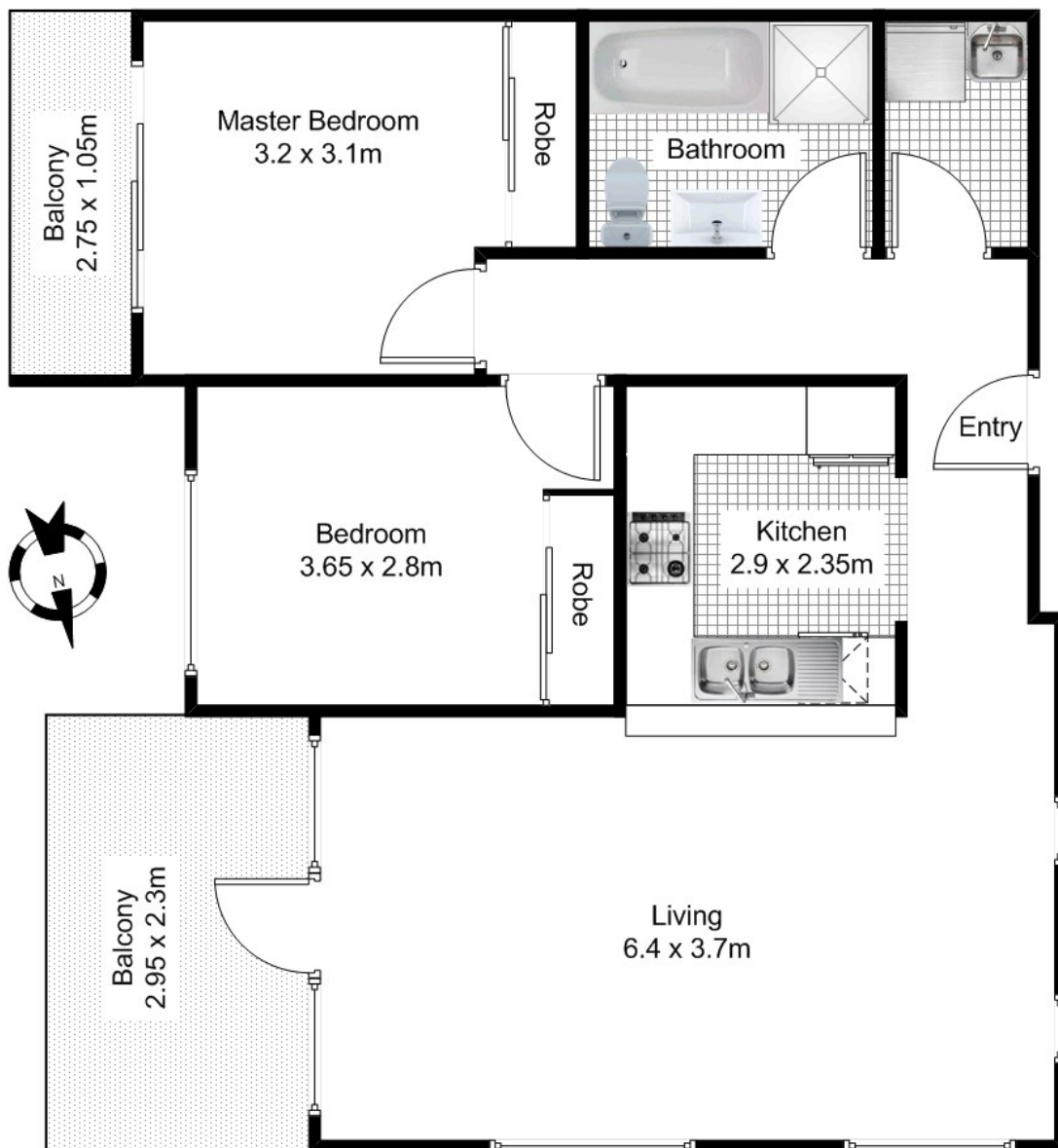
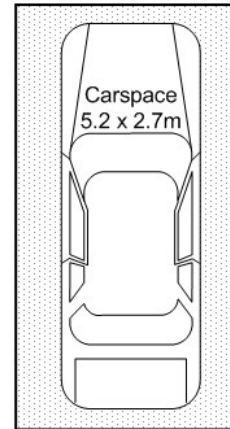


Floorplan

Watkinsrealestate



Note: Carspace & storeroom not same scale as floor plan



22/500 President Ave, Sutherland

This plan is for illustrative purposes only, dimensions are approximate, it does not constitute part of any legal document or commercial contract for the sale of this property.

FLOOR & PHOTO  
0420 310 710

Listing Number: 2689858

