

**38/2-8 Cook St, Sutherland, NSW 2232**

**Leased - \$700 per Week**

Unit 3   



### Modern unit with 2 parking spaces!

Wonderfully spacious third floor three bedroom unit with no adjoining walls, featured master bedroom with ensuite bathroom, two of the bedrooms include built in wardrobes. Comfortable living at its best! Located minutes' walk to train station, bus stop, shopping areas, schools and council pool.

General Inclusions:

- \* Lift access to all floors from basement
- \* Tandem two car underground parking + lockup storage space
- \* Security entry to all areas
- \* Gas cooktop, heating and BBQ bayonet
- \* Stone bench top, microwave & fully integrated dishwasher
- \* Wall mounted reverse cycle air conditioning & clothes dryer
- \* Foxtel ready

No pets allowed, 6-12 month lease – available 17th March

**Open for Inspection**

By Appointment.

#### Listed By


Dominika Magrys

Phone: (02) 9521 4644



Floorplan

*No 8*  
Cook Street  
Sutherland

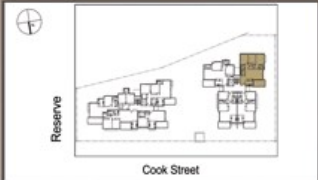


Bed 1: 3.1 x 4  
Bed 2: 3 x 4  
Bed 3: 3.2 x 5.8  
Bath  
Ldry  
dining: 3.1 x 4  
living: 4 x 4  
kitchen  
Balcony

0 1 2 5m

**Apartment 38 - Level 3 Block B**

|                    |                         |
|--------------------|-------------------------|
| Apartment Area:    | 103m <sup>2</sup>       |
| Balcony Area:      | 13m <sup>2</sup>        |
| Car Park Area:     | 29m <sup>2</sup>        |
| Storage Area:      | 4m <sup>2</sup>         |
| <b>Total Area:</b> | <b>149m<sup>2</sup></b> |



Please note: all stated dimensions are approximate only. Particulars given are general information only and do not constitute any representation on the part of the vendor or agent