

**3/45 Edgar St, Auburn, NSW, 2144**



**Townhouse For Sale**

Wednesday, 20 November 2024

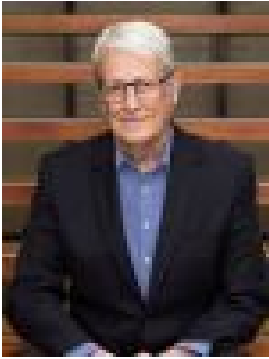
3/45 Edgar St, Auburn, NSW, 2144

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Steve Sanders  
0297494949

## RENOVATED TOWNHOUSE IN A SMALL COMPLEX! OPEN TO VIEW SATURDAY 1-1:30PM

Freshly renovated, with a new kitchen, new flooring, new vanities, curtains and paint, this east facing modern townhouse in a complex of only seven is in a prime location ready for your family's growing needs. With only one common wall and more like a duplex, it offers 3 bedrooms of sun-drenched open plan living, 2 bathrooms, 3 toilets, new floorboards throughout, internal access to a lock up garage and a low maintenance paved alfresco and courtyard, all the hard work had been completed for your enjoyment. Well located within 950m to Auburn West Public School, 1.2 kms to Auburn Botanic Gardens and Auburn Tennis.

- \* Freshly renovated with quality fittings and fixtures
- \* Three bedrooms with built-in-robies & ensuite to main
- \* Open plan lounge and dining off new gas cooking kitchen
- \* 2 bathrooms with new vanities, 3 toilets
- \* New floor boards, new curtains & fresh paint throughout
- \* Undercover private paved courtyard with sunny aspect
- \* Internal laundry, internal access to lock up garage, plus car space
- \* Only one common wall so more like a duplex
- \* Potential Rental Return: \$800 to \$850 per week
- \* Downstairs plus courtyard -  $43 + 43 = 86\text{sqm}$
- \* Lock Up Garage & car space -  $16 + 16 = 32\text{sqm}$
- \* Upstairs -  $55\text{sqm}$  - Total -  $173\text{sqm}$
- \* Strata: \$477.12 qtr. Water Rate: \$172.79 qtr. Council: \$372.00 qtr.

NOTE: Some of these photos use AI furniture for presentation purposes.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Starr Partners Auburn makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.