

**B305/35 Rawson Street, Auburn, NSW, 2144**



**Unit For Sale**

Tuesday, 26 November 2024

**B305/35 Rawson Street, Auburn, NSW, 2144**

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Lachlan Lowry  
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## MODERN UNIT WITH SPACE AND CONVENIENCE - OPEN TO VIEW SATURDAY 1-1.45PM

Located on level 3, this stylish and spacious unit offers modern living in the heart of Auburn. With an abundance of natural light and quality finishes throughout, this residence is just 350m from Auburn Station, shopping, cafes, and Auburn CBD.

The property features an open-plan living and dining area with air conditioning and gas heating outlets, flowing onto a large entertainer's balcony. The gourmet kitchen is equipped with stone bench tops, gas cooking, and dishwasher. Both bedrooms are generously sized with built-in wardrobes, with the main bedroom offering an ensuite and balcony access. A full main bathroom and an internal laundry with a dryer provide added convenience.

Complete with a secure car space and storage cage, this apartment delivers comfort and practicality in a prime location.

- \* Modern, spacious apartment with high-quality finishes
- \* Abundant natural light and a large entertainer's balcony
- \* Prime location-350m to Auburn Station, 450m to Auburn Central
- \* Open-plan living and dining area with air conditioning and gas heater outlets
- \* Gourmet kitchen with stone bench tops, gas cooking, and dishwasher
- \* Two spacious bedrooms with built-in wardrobes, main with ensuite
- \* Full main bathroom and internal laundry with dryer
- \* Unit size - 87sqm + car space and storage - total 102sqm
- \* Currently rented for \$730 per week (lease expires 24/12/2024)
- \* Strata report is available to download

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