



6/8-12 Station Street, ARNCLIFFE
Desirable North Easterly Aspect

This 2 bedroom security unit enjoys a delightful leafy outlook with district views. Positioned on the 2nd floor of this well maintained block and situated in one of the most convenient hubs in Arncliffe. With its desirable and light-filled aspect it will ensure year-round comfort.

Features include:

- ☑ North East facing balcony flowing from open plan living & dining area
- ☑ 2 x bedrooms - oversize main & both with built-ins
- ☑ Updated neat & tidy kitchen with plenty of cupboard space
- ☑ Very generous bathroom with shower/bathtub
- ☑ Internal laundry
- ☑ Low maintenance timber laminate flooring throughout
- ☑ Split system air-conditioning
- ☑ Security entrance
- ☑ Large lock-up garage with storage

Walking distance to schools, shops & transport, this is a great opportunity to invest or occupy.

PRICE GUIDE: \$485,000.00

Area:	95 m2
Council Rates:	\$279.00 p.q.
Water Rates:	\$171.00 p.q.
Strata Levy:	\$2,466.00 p.q.



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argyproperty

OFFICE

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(Not Shown In Actual
Location/ Orientation)

Garage

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

