



152 Waratah Street Sutherland, NSW 2 1 1

Exciting Opportunity To Capitalise On Premier Locale

At a prized lifestyle address, this neatly updated residence is primed to refurbish or to remove and build a new home or duplex (STCA). This 670sqm R3 zoned block is a stroll to parks, Sutherland Station and both Public and Catholic schools.

- Single level with updated kitchen & bathroom, freshly painted
- Well orientated to attract ample natural light into interiors
- Functional kitchen, practical bathroom, external laundry
- Two good sized bedrooms, sunroom, air conditioning
- Level grassed yard, separate lock up garage, R3 zoning
- 16.76mX40.23m approx. corner position, FSR-0.7:1, H-9m
- Stroll to cafes, shops, restaurants, supermarkets and rail transport
- Currently tenanted and generating \$670 per week rental return

Price: Contact agent
Council Rates: \$548.00 p/q
Water Rates: \$171.00 p/q



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