



18/30 Clio Street Sutherland, NSW



Tranquil modern apartment in a premium locale

Peacefully situated on the top floor comes this completely private two-bedroom apartment perfect for young families, downsizers and investors alike. It enjoys a leafy outlook and boasts generous proportions throughout, all whilst conveniently situated in a highly sought-after pocket of Sutherland.

- Welcoming open plan living and dining area with access to a private balcony
- Balcony enjoys breezy outdoor flow and leafy outlooks
- Pristine kitchen with electric cooktop, dishwasher and ample storage space
- Two spacious bedrooms, master fitted with built-in wardrobe
- Immaculate family bathroom appointed with separate bathtub and shower
- Air conditioning, laundry room, linen closet, ceiling fans in bedrooms
- Oversized single lock-up garage allows for additional storage or workspace
- Within close proximity of supermarkets, restaurants and public transport

Price: \$821,000
Council Rates: \$381.40 p/q
Water Rates: \$172.79 p/q
Strata Rates: \$995.22 p/q



Gerard Foote

0433 421 333



Liam Pesa

0423 601 244

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STONE



(NOT IN POSITION)



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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