



2/94-96 St Hilliers Road Auburn, NSW



## Exceptional Opportunity for First Home Buyers or Investors

This updated 2-bedroom unit, located on the first floor in a well-built complex, offers modern living in a prime, convenient location. Whether you're a first-time buyer looking to enter the Sydney property market or a savvy investor seeking strong rental returns, this property is a must-see.

Conveniently located near public transport, local schools, parks, eateries, and offering easy access to the M4 Motorway for effortless commuting.

- \* Two spacious bedrooms
- \* Bathroom with separate bathtub and shower
- \* Renovated eat-in kitchen with ample cupboard space
- \* Light-filled interiors with timber floors throughout
- \* Generous lounge area leading to a large balcony
- \* Internal laundry for added convenience
- \* Large single lock-up garage

\*All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enq...

### Inspect:

Saturday, 21st September 2024 1:30 - 2:00  
Saturday, 28th September 2024 1:30 - 2:00

**Price:** Contact Agent  
**Council Rates:** \$372.00 p/q  
**Water Rates:** \$180.00 p/q  
**Strata Rates:** \$728.00 p/q



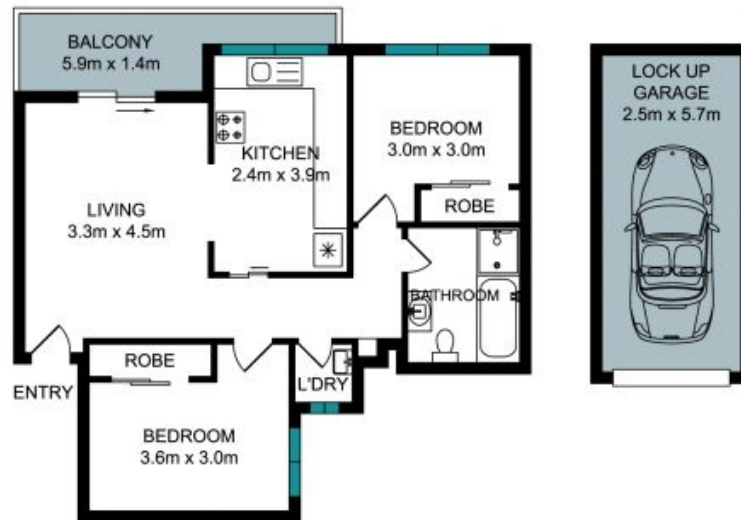
**Ari Ozbenian**

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The Floor plan is not to scale. Measurements are indicative and in meters. Exterior elements are not in position. Plan 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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