



**B309/142 Linden Street, Sutherland**  
**FOR SALE**

**SOLD, SOLD SOLD!**

This excellent one-bedroom apartment is sure to impress those looking for convenience and low-maintenance. The indoor-outdoor living space is flooded with natural light, providing an uplifting environment for working from home or simply relaxing as the light of the day slowly wanes.

Featuring contemporary and quality fixtures and finishes this apartment is ideal for first home buyers, investors and down sizers alike.

**Property features:**

- Flowing open plan design combines the oversized living and dining area onto an undercover entertainers balcony
- One bedroom with generous built-in wardrobe
- Kitchen with gas cooking, stone benchtop, integrated dishwasher, microwave and built-in storage
- Double glass large doors allowing natural light and airy interiors, including electric blinds
- East facing balcony allowing an abundance of natural light
- Beautifully appointed floor-to-ceiling tiled bathroom with quality fittings and fixtures
- Hardwood oak timber flooring
- Internal laundry
- Located within a security block, internal access to basement parking for two car spaces and two storage cages
- Ducted reverse cycle air-conditioning throughout living area and bedroom (dual zone)
- Pet-friendly subject to approval, secure complex, intercom and lift.

**Features**

Alarm System  
Built-In Robes  
Dishwasher  
Floorboards  
Intercom  
1 Living Area



**Norma Dominguez**

**Principal - Norma Dominguez Property**

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Balcony  
2 Open Spaces For Vehicles  
Secure Parking  
Air Conditioning

**Council rates**

\$358 per qtr

**Water rates**

\$187 per qtr

**Strata Fees**

\$756 per qtr

**Estimated Rent**

550



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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.