



4/45-47 Marion Street, Auburn

STREET FACING —WALK TO STATION —LOW STRATA

Set in a prime Auburn location, this impressive tri-level townhouse offers the perfect blend of space, privacy, and modern living. Positioned on a street-facing, corner block with rare side access, this double brick residence is ideal for families, investors, or those seeking multi-generational living.

- Strata \$588 p/q (approx)
- Council \$450 p/q (approx)
- Water \$372 p/q (approx)

STRATA REPORT AVAILABLE UPON REQUEST

Property Features:

GROUND FLOOR

- Modern kitchen with stone benchtop
- Open plan living/dining area opening to a sunny courtyard with side access
- Ground floor master bedroom with ensuite & built-ins - ideal for guests or in-law accommodation
- Internal access to the garage
- Internal laundry

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
\$1,075,000

AGENTS

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AGENCY

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FIRST FLOOR:

- Two spacious bedrooms with built-ins and one with balcony
- Tiled bathroom with bathtub
- Hallway storage

SECOND FLOOR:

- Master bedroom with built-ins & ensuite
- Spacious sunroom - perfect for morning coffee, quiet reading, or entertaining guests
- Additional balcony

OTHERS:

- Secure tandem lock-up garage
- Split air conditioning
- Short walk to train station, Auburn hospital, shops, cafes, and local schools

If you're looking for a townhouse that combines peace, space, and a fantastic location, this is the one for you!

PLEASE NOTE: Some of the images have been modified to include virtual furniture.

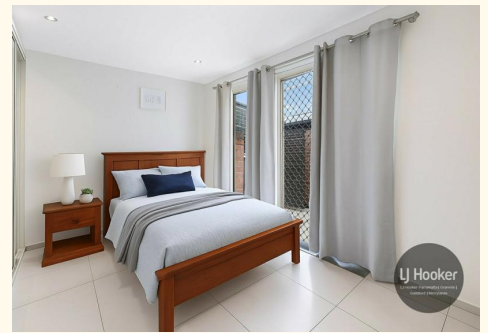
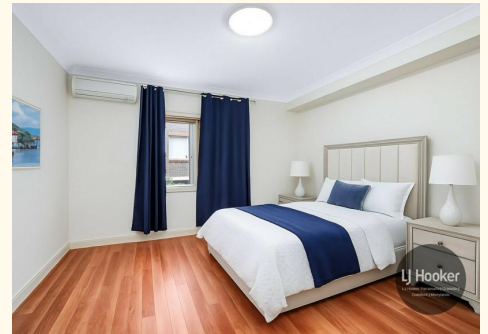
DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

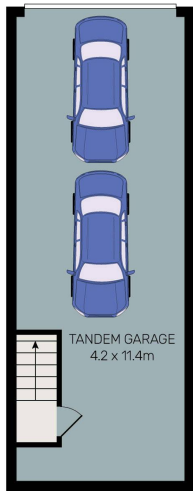
MORE DETAILS

Property ID	2G9QF9E
Property Type	Townhouse
Land Area	247 m2

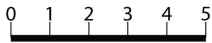
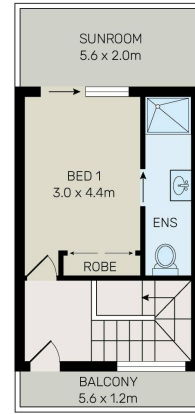
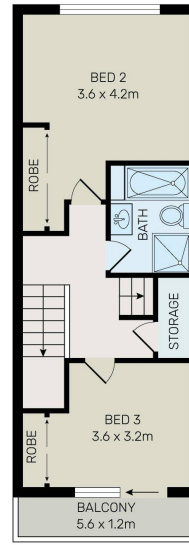
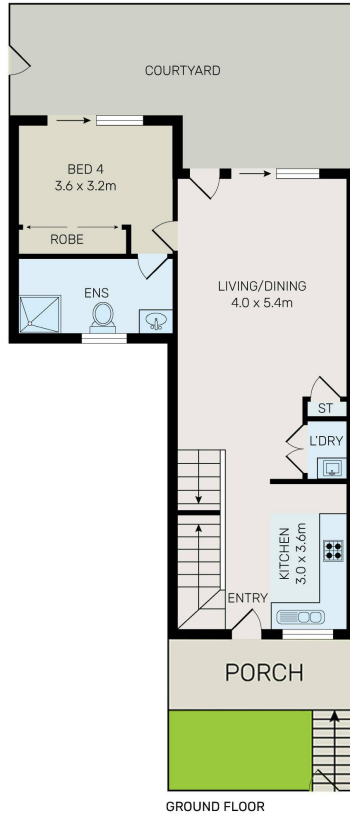
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BASEMENT



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