







304/16-18 Simpson Street, Auburn

Prime Location-Great Rental Return

Positioned in a well-maintained complex, this stylish 2-bedroom apartment offers modern comfort and unbeatable convenience right in the heart of Auburn. Perfect for first-home buyers, downsizers or investors seeking strong rental appeal.

STRATA REPORT AVAILABLE UPON REQUEST

Property Features
- Two spacious bedrooms, both with built-ins; master with private ensuite
- Open-plan living and dining flowing onto a sunlit balcony
- Modern kitchen with stone benchtops and quality appliances
- Two contemporary bathrooms, including full main bathroom
- Secure basement parking with storage
- Air-conditioning, internal laundry, and secure building access
- Well-designed floorplan ideal for low-maintenance living

Location Highlights
- Short walk to Auburn Train Station and major bus routes
- Minutes to Auburn Central, supermarkets, cafes and restaurants
- Close to local schools, parks and community facilities
- Easy access to Parramatta Road, M4 Motorway and Parramatta

2 2 1

FOR SALE
$605,000

AGENTS
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AGENCY
LJ Hooker Parramatta | Granville | Guildford | Merrylands
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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.

LJ Hooker

CBD

Don't miss this - contact us today to arrange an inspection and secure your slice of Auburn living!

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

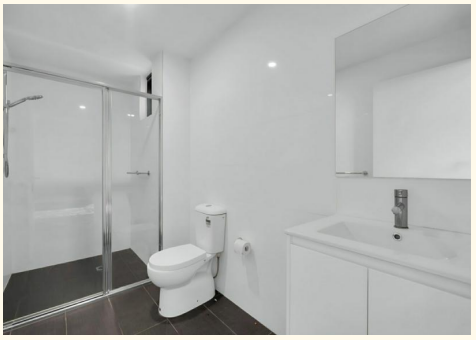
MORE DETAILS

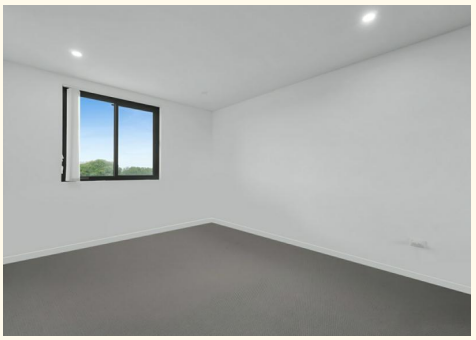
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Property Type	Unit

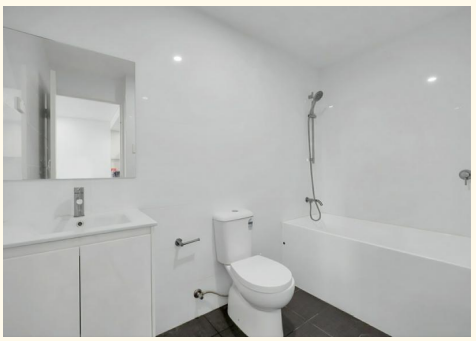
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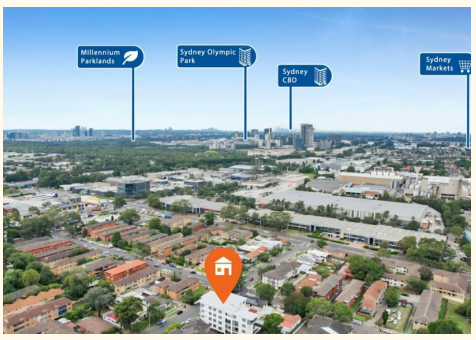
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304/18 Simpson St, Auburn NSW 2144

Disclaimer: Dimensions are approximate and should only be used as a guide.
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