



35/52-58 Linden Street, Sutherland

## Secure & Low-Maintenance Double Brick Unit with Leafy Outlook —9 Min Stroll to Sutherland Station

Tucked away in a secure and well-maintained complex, this two-bedroom, double brick unit offers the perfect blend of comfort, convenience and low-maintenance living. Light-filled interiors are enhanced by a leafy outlook, creating a welcoming and relaxed atmosphere from the moment you step inside. Thoughtfully updated, it's an ideal opportunity for first home buyers, downsizers or astute investors seeking a move-in-ready home in a prime location.

The modern kitchen and bathroom add a fresh, contemporary feel, with the kitchen featuring stainless steel appliances, a glass splashback, stone island bench and built-in wine storage, perfect for both everyday living and entertaining. A spacious entertainer's balcony extends the living space outdoors, while both bedrooms are generously sized and fitted with built-in robes for added comfort.

Conveniently accessed via Vermont Street, the home also offers practical features including air conditioning and a voice intercom

2 1 1

**FOR SALE**

Please Call

**AGENTS**

Lush Pillay

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Baker Chahwan

02 9771 1177

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**AGENCY**

LJ Hooker Padstow

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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.

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system for enhanced security. Additional highlights include a secure mezzanine storage area above the lock up garage and a well-appointed internal laundry with built-in storage, ensuring functionality is well catered for. Positioned just a 9-minute stroll to local shops, schools and transport, this is a quality opportunity in a highly convenient setting.

- Secure double brick complex with two spacious bedrooms, both with built-in robes
- Stylishly updated kitchen w/ stone island, wine storage and premium appliances
- Modern bathroom and internal laundry with built-in storage
- Air conditioning and voice intercom for added comfort and security
- Entertainer's balcony with ample space and leafy outlook
- Lock up garage with mezzanine storage and additional off-street parking available
- Currently leased for \$630 per week, offering strong rental return potential
- Just a 9-minute stroll to shops, station and schools

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

## MORE DETAILS

Property ID	1EXHFAE
Property Type	Unit
Including	Air Conditioning Intercom Built-in-Robes Area Views Car Parking - Basement Close to Schools Close to Shops Close to Transport

### Lush Pillay 0407 121 573

Principal & Director | lush.pillay@ljhooker.com.au

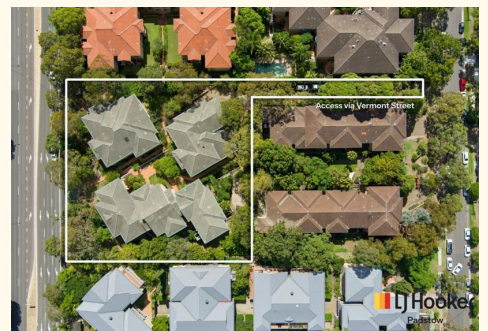
### Baker Chahwan 02 9771 1177

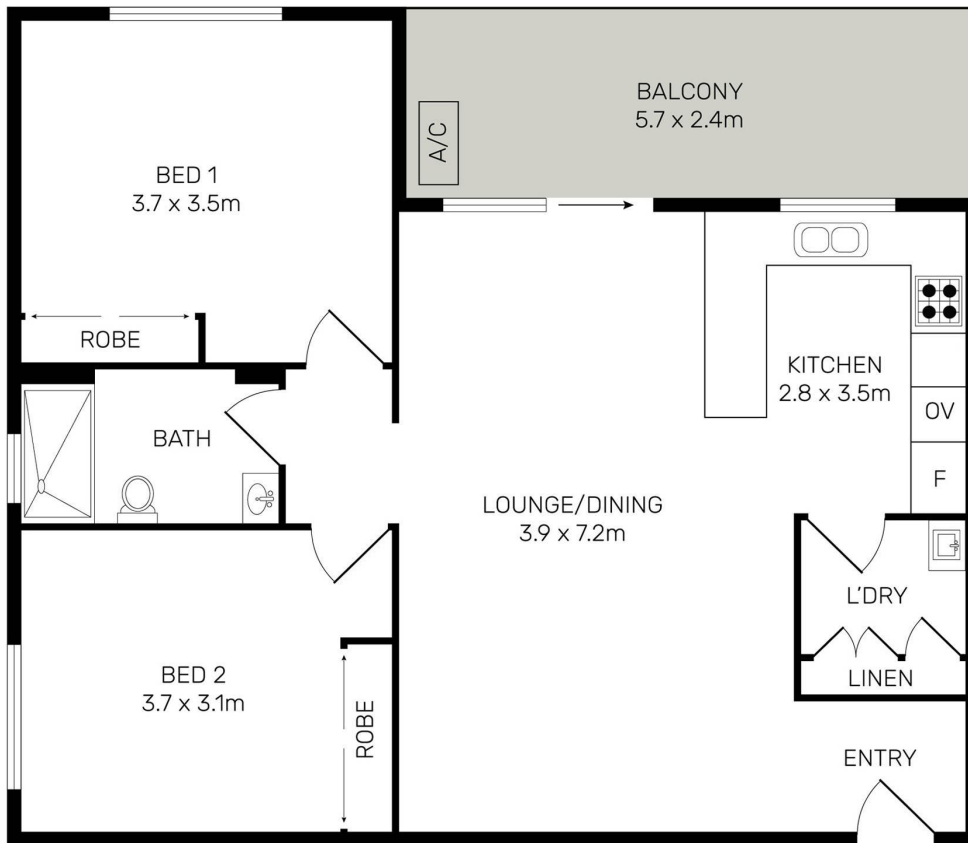
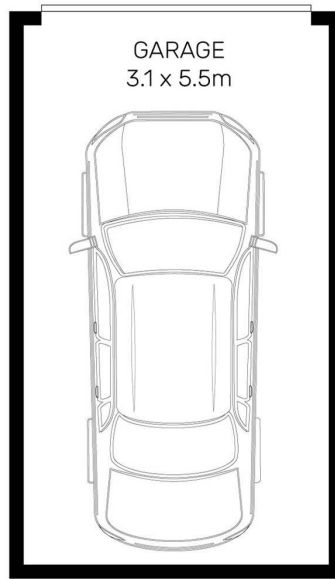
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