

**72 Princeton Circuit, Auburn, NSW 2144**



**Sold House**

Tuesday, 30 January 2024

72 Princeton Circuit, Auburn, NSW 2144

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Frank La Malfa

**\$880,000**

If you're thinking of selling, speak to the team of experts at Ray White LMG to find out how we achieve the best possible price in the shortest possible time! Frank La Malfa and the team from Ray White La Malfa Group are pleased to present this beautifully maintained, immaculately presented, unique 3 bedroom home. Situated in the popular Ashgrove Estate developed by Mirvac, this property is perfect for a family or first home buyer looking to move to a friendly neighbourhood with many community facilities. Located just a short distance from Berala, Regents Park and Auburn, the property is in close proximity to many shops, stations, schools and local amenities. Features include: \* 3 bedrooms with built-ins, main with ensuite and walk-in wardrobe \* Large open plan living and dining room with carpet flooring \* Modern kitchen with gas cooking and stainless steel appliances \* Two modern and well-maintained bathrooms \* Private and sunny backyard \* Ducted air conditioning \* Single lock up garage \* Community facilities available including BBQ area, swimming pool, tennis court and parks \* Current rental potential: \$750 per week (approx.) Outgoings: Strata levies: \$452 per quarter (approx.) Water rates: \$185 per quarter (approx.) Council rates: \$252 per quarter (approx.) Inspection As Advertised Or By Appointment Contact Frank La Malfa | Available 7 days on 0401 316 877 All properties are listed on our website: <https://raywhitelamalfagroup.com.au/properties/for-sale> We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.