



15/13-15 Allison Road CRONULLA NSW

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Boasting a desirable North aspect and lovely leafy outlook, this top floor security unit is privately situated with a little thought and imagination, the future possibilities for improvement are certainly worth exploring.

View : <https://www.gibsonpartners.com/sale/nsw/sutherland/cronulla/residential/apartment/5852792>

2 generous bedrooms with built-in robes
Combined lounge, dining accessing sunny balcony
Large internal laundry with storage
Oversized lock up garage with internal access
Air-conditioning, excellent long term tenant in place
Short stroll to Gunnamatta Bay, train station, beaches, mall
Esplanade

UNIT SIZE: Approx. 73.8m + 21.4m

STRATA LEVIES: Approx. \$373.35 per quarter

COUNCIL RATES: Approx. \$143.20 per quarter

WATER RATES: Approx. \$107.00 per quarter

CURRENT RENTAL RETURN: Approx. \$265.00 per week