



## 205/196-204 MAROUBRA ROAD MAROUBRA

Ultra convenient studio for lease in the Tradewinds

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**Office Address** : Ground floor, 299 Sussex Street Sydney

**Phone** : 9056 0808



**Jim Triantos**  
0424808189



**Evon Shi**  
0404808310



Bright studio located within the Tradewinds building in the sunny beachside suburb of Maroubra now available for lease.

This studio offers level lift access, open plan layout with pull-down bed, integrated joinery, desk and storage, neat kitchenette, bathroom with separate shower and balcony with lovely district outlook.

Share laundry with washing machine in the common property area.

Only moments from Pacific Square shopping centre, Westfield Eastgardens, Maroubra's famed beaches, major public transport junctions, the University of New South Wales, huge array of eateries and restaurants and more.

Facilities in the building include a outdoor swimming pool and coin-operated laundry.

-Available 12th of August 2024

-Minimum lease period 6 to 12 months.

-No pets, no smoking, no car space included

-Furnished with built-in wardrobes/desk, Bedding & Mattress, Refrigerator, Microwave

-Dishwasher not part of the description

For any enquiries, please contact Jim at 0424 808 189 or Evon at 0404 808 310

