

**106/60 Rosebery Avenue, Rosebery, NSW 2018**



**Apartment For Sale**

Saturday, 17 February 2024

106/60 Rosebery Avenue, Rosebery, NSW 2018

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Maggie Wang  
0292872888

**\$950,000**

Private inspection is available 7 days a week by appointment. Please contact James on 0420 856 682 to book in yours today! This impressive and rare north-west facing 2 bedroom apartment is set in the heart of Rosebery boasting leafy views & superb privacy. Perfectly positioned just minutes from CBD bus services, Green Square Train Station and the new 7,000sqm Gunyama Park & Aquatic Centre are only moments away. 5km to Sydney's CBD.

**APARTMENT FEATURES-** Direct lift access to secure underground parking and lock-up storage- Large open-plan living and dining area which flows onto a sunny west facing entertainer's balcony- Gourmet kitchen with stone benchtops and stainless steel appliances- The private master retreat boasts a deluxe ensuite - Generous bedroom sizes with built-in wardrobes- No common walls with other apartments in both bedrooms- Internal laundry and linen press- Air conditioning throughout the entire apartment- Investors take note: anticipated rent \$1,100 p.w.

**DEVELOPMENT FEATURES-** Indoor aquatic centre including lap pool, spa and sauna- Exclusive fully-equipped gymnasium- Landscaped gardens and BBQ facilities- Dedicated onsite building manager and after-hours security- Onsite childcare centre

**LOCATION & LIFESTYLE-** 5km from Sydney CBD & Airports- Minutes to City Bus Services- Short walk to Green Square Train Station- Next door to Meriton's "The Gallery" retail precinct anchored by Woolworths Metro- Situated 450m to Gunyama Park: a world-class public sporting haven with access to a 7,000sqm aquatic centre, playgrounds and sporting fields- Close proximity to Sydney's finest schools and Universities including the New Green Square Primary School/Sydney Boys/Girls High, Sydney University, UTS, and UNSW

**OUTGOINGS-** Strata rates: \$1,551.73 p.q. approx.- Council rates: \$295.10 p.q. approx.- Water rates: \$180.38 p.q. approx.

For all enquiries and appointments, contact James Tong on 0420 856 682

**Disclaimer:** All information including photos contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided. Any interested persons are advised to make their own enquiries and satisfy themselves in all respects.