

**109/97 Dalmeny Avenue, Rosebery, NSW 2018**

**MGM MARTIN**

**Apartment For Sale**

Thursday, 9 May 2024

109/97 Dalmeny Avenue, Rosebery, NSW 2018

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



David Bettini  
0296623954



Barbora Topinkova  
0296623954

**\$1,250,000 - \$1,375,000**

An unexpected find, this ground floor stunner delivers a tropical lifestyle haven with unmatched indoor to outdoor living, a Jacuzzi, vast terraces and sensational beautifully appointed interiors. With space to rival a free-standing house, this is an ideal find for those downsizing, those seeking a space for a young family to grow or a pet-friendly haven. What's important to you - High quality fittings and fixtures throughout with an emphasis on clean lines and a neutral colour palette. Black granite and light timber veneers create an elegant ambience. - Easy access from the street level and pleasant leafy street scape views - 2800mm high ceilings to living, dining, master bedroom and second bedroom, just like a light filled garden townhouse - Quality gourmet kitchen with quality cabinetry, Stainless Steel Smeg appliances and island timber veneered benches with 50mm thick granite benchtops - Master bedroom boasts built-ins, granite and mosaic-tiled luxury ensuite and easy access to private terrace - Large main bathroom with stunning designer finishes of granite and mosaic-tiles - Oversized rooms throughout, boasting a total approx. area of 186 sq m - Air conditioned throughout, with separate controls to living/dining spaces and bedrooms - Gas bayonet heating point to living/dining spaces - Security intercom system for screening of visitors and guests The local's point of view - Superb 'Genesis' embodies all the style and talent of its SJB design - Enjoy a premier lifestyle from this quiet yet convenient cul-de-sac - The inner-city hub of Rosebery has a plethora of hotspot dining - Stroll to the nearby convenient Woolworths on Rothschild Avenue - Moore Park Golf Club is extremely close beckoning the golf lover - Stroll to buses and Green Square Railway Station, - just moments to Sydney's premier universities and schools, and 10 minutes to the bustling CBD - It's central to East Village shopping, the airport and southern beaches