

**12/37 Roslyn Street, Rushcutters Bay, NSW 2011**



**Sold Studio**

Sunday, 20 August 2023

12/37 Roslyn Street, Rushcutters Bay, NSW 2011

**Bathrooms: 1**

**Type: Studio**

**\$405,000**

This studio apartment offers an excellent opportunity for both investors and first-time buyers. Positioned in an ideal location with impressive features, this property is certain to capture your interest. Boasting a modern and chic design, the apartment provides a comfortable and practical lifestyle. The generously sized living area is filled with natural light, establishing a cosy and welcoming ambiance. The well-equipped kitchen showcases elegant cabinetry, ample storage, and high-quality appliances. Situated in the highly desirable Rushcutters Bay suburb, this apartment provides a dynamic and cosmopolitan way of life. A brief leisurely walk will lead you to a variety of trendy cafes, restaurants, and unique boutique shops. The iconic Rushcutters Bay Park and marina are also conveniently accessible. The property's proximity to bus stops and train stations ensures effortless travel to the CBD and neighbouring areas. Property Features:

- 24sqm studio located on the top floor
- Sleeping nook, combined living/dining area
- Recently renovated gas kitchen and full bathroom with an in-house laundry
- Spacious communal rooftop area
- Ideally situated just steps away from cafes and dining options
- Within 250m proximity to Coles & Woolworths Metro supermarkets
- A short 250m stroll to Kings Cross train station and city buses
- 500m walk to the picturesque Rushcutters Bay Park by the harbour