

**16/27 Rosebery Avenue, Rosebery, NSW 2018**



**Apartment For Sale**

Thursday, 13 June 2024

16/27 Rosebery Avenue, Rosebery, NSW 2018

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Joe Recep

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**\$1,320,000 - \$1,350,000**

A designer home by the acclaimed PBD Architects, this dual level terrace with bonus office is defined by its contemporary flair, indoor-outdoor flow and coveted northern aspect. Secluded from the street in 'Primrose Terraces', the home is filled with soft natural light and accentuated by wide oak floorboards that carry throughout. Living areas offer easy transition to a green-walled courtyard, set for entertaining, with a lush communal garden sanctuary offering added outdoor space to enjoy. In a gourmet urban neighbourhood, this secure complex is placed only moments to Woolworths Metro, cafes, sporting amenities at Turruwul Park and foodie favourite, The Cannery.

- Living domain offers seamless outdoor connection
- Gas kitchen with Miele appliances and breakfast bar
- Large bedrooms set upstairs with mirrored built-ins
- Main bedroom with a Juliette balcony and ensuite
- Home office or nursery leads to a private courtyard
- Main bathroom with bath plus a guest powder room
- Zoned air, lift to car parking/storage, video intercom
- Complex set opposite the new St Joseph's Primary
- Installed a bath tub in the second bathroom
- Installed a module for the air conditioner so it can be controlled via smartphone/google home

Strata Levies: \$2,495.86 per quarter approx  
Council Rates: \$321.30 per quarter approx  
Water Rates: \$179.86 per quarter approx  
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.