

**206/110-114 James Ruse Drive, Rosehill, NSW 2142** 

## **Sold Unit**

Wednesday, 6 September 2023

206/110-114 James Ruse Drive, Rosehill, NSW 2142

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$242,000**

Don't miss this exciting opportunity to purchase a studio apartment offering a perfect blend of convenience, comfort, and style. Situated in a prime location and boasting a range of desirable features, this is an opportunity you don't want to miss!

**Apartment Highlights:**

- Compact kitchenette with cook-top, microwave oven & dish-drawer dishwasher. The clever design allowing you to close off the kitchen when not in use.
- Open plan living with mirrored robe & access to the balcony.
- Well designed bathroom including the convenience of your own washer & dryer.
- Dedicated parking space to ensure hassle-free commuting & lift access to your apartment.

**Building Features include:**

- Security building with lift access, 24 hour Concierge & a welcoming reception.
- Licensed Bar & Restaurant allowing you to enjoy delicious food & beverages without ever leaving the comfort of your building.
- The recreational facilities allow you to soak up the sun by pool, unwind in the spa or make use of the onsite gymnasium

**Prime Location:**

- Enjoy seamless connectivity with various transportation options. Commuting has never been easier!
- Close to Transport via bus service & the light rail currently under development.
- Easy access to M4 Motorway
- Located approx 2.9km from Parramatta CBD & 1.7km from Western Sydney University

Whether you're a busy professional, a savvy investor, or someone seeking lifestyle rich with convenience, this studio apartment offers the perfect solution. With its enticing amenities, convenient location, and stylish design, you'll not be left disappointed.

**Estimated Quarterly Outgoings**  
\$ 184.40 Council Rates \$ 166.82 Water Rates \$1,448.15 Strata Levies