

**28/171-177 Moorefields Road, Roselands, NSW  
2196**



**Townhouse For Sale**

Monday, 8 January 2024

28/171-177 Moorefields Road, Roselands, NSW 2196

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 323 m2**

**Type: Townhouse**



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## **Auction Guide: \$1,050,000**

OPEN HOUSE: Wednesday 24th January from 5:30pm until 6:00pm! If you are looking for size and quality this townhome has it all. Modern and elegant in style it enjoys all the modern inclusions as well as an ultra-convenient location only minutes away from Roselands shopping centre, M5 motorway and has a main bus stop at your doorstep. Some of its many features include: - Separate lounge and dining areas both enjoying their own private balconies - Modern kitchen with stainless steel dishwasher, 6 burner gas cooktop, and an abundance of cupboard space - Four large bedrooms all with built in wardrobes - The main bedroom is oversized and enjoys its own walk in wardrobe, mirrored built in wardrobes and ensuite - Stylish full bathroom, Internal laundry, Ducted Air Conditioning throughout - Tandem remote controlled lock up garage - Private courtyard with large clothesline - Continuous hot flow gas hot water system - Main bus stop at your door step - Only minutes drive to Roseland shopping centre and M5 motorway - Potential rent \$1000 per week

OUTGOINGS: Water - \$180.83 per quarter\* Council - \$401 per quarter\* Strata - \$1505.89 per quarter inclusive of GST (Admin Fund \$1002.76 and Sinking Fund \$503.13) \*\* Above prices correct as of time of listing but are subject to change

SIZE ACCORDING TO STRATA PLAN: Internal - 209m<sup>2</sup> Total lot size - 323m<sup>2</sup>

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