

**37/42 Rosebery Avenue, Rosebery, NSW 2018**



**Sold Apartment**

Thursday, 26 October 2023

37/42 Rosebery Avenue, Rosebery, NSW 2018

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Vanessa White  
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**\$1,125,000**

UNDER CONTRACT. This modern ground floor apartment in the luxury Zeta complex emulates an expansive townhouse with plentiful space and a courtyard entrance. Its modern design encompasses a combined lounge/dining/kitchen area, opening to a front courtyard for alfresco dining and entertaining. Two bright bedrooms have access to a second rear courtyard with leafy outlook, while a separate study with generous proportions makes an ideal home office or third bedroom. In the heart of Rosebery, just 5km from the CBD, the location is conveniently close to public transport and all amenities. Green Square station and CBD buses are moments away, while gourmet cafes, restaurants and major shopping centres are within easy reach. Enjoy the nearby Cannery and Gunyama Park and Aquatic Centre or make the most of on-site resort-style facilities including pool, gym, sauna and spa. A rare opportunity to experience a dynamic yet relaxed lifestyle in one of Sydney's most connected inner-city villages.

- Townhouse style design with entrance through front courtyard
- Dual aspect, north/south providing cross flow ventilation
- Combined lounge/dining/kitchen with timber-look flooring, opening to courtyard
- Gas kitchen with superior appliances incl microwave & integrated dishwasher
- Two bedrooms with built-in mirrored robes & courtyard access; master with ensuite
- Generous study or large enough for third bedroom with courtyard access
- Two fully-tiled bathrooms with elegant fittings; ensuite with bathtub
- Security car space, internal laundry, ample storage, air conditioning
- Onsite building manager, after hours security, access via intercom system
- Resort style facilities include indoor heated pool, spa, sauna & gym
- Moments from Green Square Station and 5km to Sydney CBD
- Near Gunyama Park & Aquatic Centre and Westfield Bondi Junction
- Close to eastern suburb beaches, schools, inner-city cafes, restaurants & bars
- Within easy access to SCG, Randwick Racecourse & The Entertainment Quarter

Outgoings: Strata: \$1,353 per quarter  
Council: \$295 per quarter  
Water: \$180 per quarter