

39/88 James Ruse Drive, Rosehill, NSW 2142

CENTURY 21

Unit For Sale

Tuesday, 21 November 2023

39/88 James Ruse Drive, Rosehill, NSW 2142

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Nima Jaleley
0422246413



Sam Sarwary
0403207197

Expressions Of Interest

Kindly enter through Eleanor Street. CONTEMPORARY 2ND FLOOR RESIDENCE IN 'Pegasus 88' COMPLEX Discover an exceptional opportunity catering to both savvy investors and discerning owner-occupiers. This contemporary dual-key apartment, nearly new, boasts a flexible layout spread across two levels adorned with upscale modern finishes. The upper living and dining area, adorned with full tiling, exudes sophistication. Nestled within the secure 'Pegasus' complex, this property offers:

Key Features:

- * Spacious apartment with distinct access to each level
- * Studio bedroom on one level with a kitchenette and bathroom
- * Open-concept design promoting seamless outdoor flow
- * Elevated on the second floor with two sheltered balconies
- * Granite kitchen featuring stainless steel gas appliances
- * Double bedroom complemented with built in wardrobes and private balcony
- * Stylish bathroom, laundry, air conditioning, and secure car space
- * Covered swimming pool for year-round enjoyment
- * Common areas for family BBQs and entertainment
- * Dual living options: Reside in one while leasing out the other, or capitalise on renting both
- * Attractive weekly rental returns, estimated at approximately \$680pw
- * Convenient proximity to Parramatta CBD and Western Sydney University, with Rosehill Racecourse just opposite the complex

Strategically Located:

- * Approximately 500m to the M4 Motorway
- * Approximately 1.9km to Harris Park Shops
- * Approximately 2km to Harris Park Station
- * Approximately 2.5km to Parramatta CBD

Seize this opportunity to secure a modern residence offering dual living arrangements within the coveted 'Pegasus' complex. Contact us promptly to schedule a viewing and explore the potential of this remarkable property. For more information or to schedule a private inspection, please contact Nima Jaleley on 0422 246 413 OR Sam Sarwary on 0403 207 197

Century 21 The Hills District ONLINE Enquiry Policy: To ensure prompt service, all online inquiries received via this website must include a daytime phone number and email address. Incomplete inquiries may not receive a response. Please note that while we consider the information gathered from sources to be reliable, we cannot guarantee its accuracy. Interested parties are encouraged to conduct their own investigations and assessments.