

**4/19-21 Hayburn Avenue, Rockdale, NSW 2216**

**Raine&Horne.**

**Sold Apartment**

Saturday, 25 November 2023

4/19-21 Hayburn Avenue, Rockdale, NSW 2216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: Apartment**



David Travers  
0415253706



Marc Gable  
0433493331

**\$640,000**

Placed in a quiet location at the rear of the building on the first floor, this lovely boutique apartment surprises with over-sized settings for both indoor and outdoor living. This is an accomplished entertainer, providing a timber-crafted kitchen as well as the room to establish dining settings both in the living area and out on the balcony. The generous floorplan is also ideal for those seeking extra space due to the need to work from home, or to cater for the extra essentials of raising a young family. It's set in a boutique building of only eight apartments, in a low-traffic street on the eastern side of Rockdale, where Rockdale Station, Rockdale Plaza and great local parks are all situated within walking distance.

- Solid brick construction with cool modern palette, fully carpeted
- Floorplan is designed with spacious internal living & dining areas
- Both bedrooms are generous in scale, master has a built-in robe
- Timber-crafted kitchen with laminate benchtops & a gas cooktop
- Fully tiled bathroom, internal laundry room provides second toilet
- Neat & tidy presentation with scope to personalise & add value
- Located 400m from Rockdale Plaza & 600m from Rockdale Station
- Walk 15 mins to reach Ador Reserve, Anytime Fitness or Fitness First
- Quick drive to Ramsgate Beach or restaurants at Brighton-Le-Sands

Current Rental: \$600 per week | Lease Expiry: August 2024  
Council Rate: \$388 per quarter approx\* | Water Rate: \$180 per quarter approx\* | Strata Rate: \$916 per quarter approx\*