

**401/12 Primrose Avenue, Rosebery, NSW 2018**

**D&H**

**Studio For Sale**

Wednesday, 29 November 2023

401/12 Primrose Avenue, Rosebery, NSW 2018

**Bathrooms: 1**

**Type: Studio**



Tony Day  
0295546634

## For Sale

Located in Rosebery's north, home to a vibrant urban precinct where The Cannery, Woolworths Metro, cafes, parks and CBD buses are all within just 10mins walk, this oversized studio apartment brings together size, character and ultra-convenience in one great lifestyle package. The apartment is positioned on the ground floor of a repurposed 1930s warehouse and features a light filled open plan layout with as much space as many one-bedders, has quality designer finishes throughout and makes a perfect private retreat or astute investment with a sought-after city fringe address. High ceilings, engineered floors, ducted air conditioning Spacious living-dining with black-framed factory windows Caesarstone kitchen, s/steel appliances and gas fittings Defined sleeping area provides generous mirrored robes Sleek bathroom, separate internal laundry and storage Pet-friendly building, communal gardens/BBQ facilities Rosebery is well-located for access to many of southeast Sydney's key destinations including the new developing park at Crewe Place, (150m), Gunyama Park Aquatic and Leisure Centre (1.0km), Green Square station (1.4km) and the terrific outlet stores in neighbouring Alexandria. There are shops, cafes and restaurants in many of the surrounding streets, too, and you can get to Central or Town Hall by train in a matter of minutes. Outgoings: Strata rates: \$1093.38pq appx Water rates: \$180pq appx Council rates: \$295.10pq appx For further information, contact: Tony Day: 0413 696 722