

**44/88 James Ruse Drive, Rosehill, NSW 2142**

Laing+Simmons

**Sold Unit**

Thursday, 19 October 2023

44/88 James Ruse Drive, Rosehill, NSW 2142

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Ming Zhang  
0431343892

**\$475,000**

Conveniently located close to Rosehill Gardens Racecourse, public transport, Woolworths, local shops, schools, easy access to James Ruse Drive, M4 and Parramatta Road, this modern two bedroom apartment is offering convenient and comfortable lifestyle for a young family or a savvy investor who is looking for a solid investment opportunity. Property features:-On level 2 with lift access-Sun-drenched living space with North facing balcony-Open plan kitchen with gas cooking and stainless-steel appliances-2 good size bedrooms with built in robes, master with ensuite-2 modern bathrooms and internal laundry-Single lock up garage-Air conditioning and Intercom-Well maintained building with onsite building manager-Potential rental income: \$550-\$600 per week Location Benefits:-400m approx. to bus stops-450m approx. to Rosehill Public School-800m approx. to Elizabeth Farm-1km to Woolworths Rosehill-1.4km to Harris Park train station-2km to Parramatta train station & CBD