

45/40-44 Rosalind Street, Cammeray, NSW 2062



## Apartment For Sale

Friday, 14 June 2024

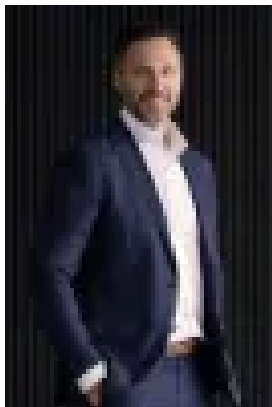
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Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Trevor Richardson  
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Aris Varvarian  
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## **Auction Guide - \$1,100,000**

Situated within "Rosalind Gardens", a secure gated complex just metres from Cammeray Square amenities, this contemporary apartment with two good-sized bedrooms presents appealing and light filled interiors that have been updated with brand-new carpets and freshly painted walls. In a desirable corner position on the second floor and sharing just one common wall for ultimate privacy, the property features a large sunlit balcony overlooking a lush tropical courtyard garden. Close to the green spaces of St Leonard's Park and North Sydney Oval, local shops and cafes lie an easy 100m stroll away, while city buses stop on the doorstep and rail links are within 1.6km. An ideal entry-level option, this property would suit professional couples, downsizers or investors looking for a low maintenance turnkey property in a handy location close to the city. - Open living and dining areas flow through sliding glass doors to private balcony- Separate kitchen with Westinghouse oven and gas cooktop, stone benchtops- Master bedroom has fully tiled ensuite with soaking tub plus expansive built-ins- Second bedroom with built-ins, family bathroom with shower, large laundry room- Secure intercom, ceiling fans, stylish flooring, new carpets, freshly painted walls - Well-maintained complex, lift access, lock up garage, outdoor pool & BBQ facilities- 1.6km to St Leonard's rail, easy proximity to M1, 20min walk to North Sydney CBD- Cammeray Square cafes and shops 100m away, including Harris Farm Markets - 550m to St Leonard's Park and North Sydney Oval, 1km to Cammeray golf club - Catchment for Anzac Park PS and Cammeray HS, top private schools nearby Elevate your real estate journey with Aurora's expertise. Contact Trevor Richardson today to view this listing or to discuss how we can best service your property needs.