

613/2 Spring St, Rosebery, NSW, 2018

Sold Apartment

Tuesday, 6 June 2023



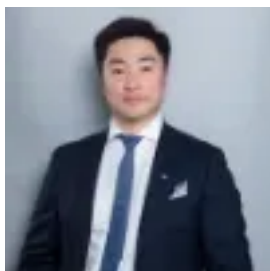
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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



James Tong
0292872777

PRIZED CORNER POSITION WITH DISTRICT VIEWS & DOUBLE PARKING

This impressive and rare east-facing 3 bedroom plus study apartment is set in the heart of Rosebery boasting uninterrupted district views. Perfectly positioned just minutes from Green Square Train Station and across the road from the new 7,000sqm Gunyama Park & Aquatic Centre. 5km to Sydney's CBD.

APARTMENT FEATURES

- Direct lift access to secure underground double parking and lock-up storage
- Freshly painted throughout
- Large open-plan living and dining area which flows onto a sunny east facing entertainer's balcony
- Large gourmet kitchen with stone benchtops and stainless steel appliances
- The private master retreat boasts a deluxe ensuite & balcony access
- Generous bedroom sizes all with built-in wardrobes. 2nd Bedroom has access to a private balcony
- Internal laundry and linen press
- Separate study area with a built-in desk and Internet provisions
- Air conditioning throughout the entire apartment
- First Home Buyer Choice land tax scheme applicable under \$1.5 million prior to 1st July 2023
- Investors take note: anticipated rent \$1,300 p.w.

DEVELOPMENT FEATURES

- Indoor aquatic centre including lap pool, spa and sauna
- Exclusive fully-equipped gymnasium
- Landscaped gardens and BBQ facilities
- Dedicated onsite building manager and after-hours security
- Restaurant onsite
- Onsite childcare centre

LOCATION & LIFESTYLE

- 5km from Sydney CBD & Airports
- 10-minute walk to Green Square Train Station
- City Bus Services on your doorstep
- Next door to Meriton's "The Gallery" retail precinct anchored by Woolworths Metro
- Situated 450m to Gunyama Park: a world-class public sporting haven with access to a 7,000sqm aquatic centre, playgrounds and sporting fields
- Minutes from "The Cannery", Rosebery's newest food, social and retail hub
- Close proximity to Sydney's finest schools and Universities including the New Green Square Primary School/Sydney Boys/Girls High, Sydney University, UTS, and UNSW

OUTGOINGS

- Strata rates: \$1,916.32 p.q. approx.
- Council rates: \$289.40 p.q. approx.
- Water rates: \$163.20 p.q. approx.

For all enquiries and appointments, contact James Tong on 0420 856 682

Disclaimer: All information including photos contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided. Any interested persons are advised to

make their own enquiries and satisfy themselves in all respects.