

# 712/2 Spring Street, Rosebery, NSW 2018



## Apartment For Sale

Thursday, 16 November 2023

712/2 Spring Street, Rosebery, NSW 2018

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Daniel Chen  
0402763362

## Price Guide \$650,000

A rare opportunity to take advantage of modern living in the heart of Rosebery at an affordable price. This impeccably presented and spacious apartment is conveniently positioned just minutes from Green Square Train Station, opposite the world-class Gunyama Park & Aquatic Centre and 5km to Sydney's CBD. Located in the sought after Valentino Place Meriton, this versatile apartment is sure to impress with ample storage, full size kitchen and separate study. The clever design ensures living and bedroom flow effortlessly onto an oversized east facing balcony which boasts a leafy green outlook.

**APARTMENT FEATURES-**

- Freshly painted throughout
- Sunny EAST aspect
- Air conditioning throughout the entire apartment
- Large entertainer's balcony
- Gourmet kitchen with stone benchtops and stainless-steel appliances
- Generous bedroom size with built-in wardrobe and balcony access
- Internal laundry and linen cupboard
- Investors take note anticipated rent \$700 per week
- Indoor aquatic centre including lap pool, spa and sauna
- Exclusive fully-equipped gymnasium
- Landscaped gardens and BBQ facilities
- Dedicated onsite building manager and after-hour security
- Onsite childcare centre and restaurant

**LOCATION & LIFESTYLE-**

- 5km from Sydney CBD and Airports
- 10-minute walk to Green Square Station
- City Bus Services on your doorstep
- Next to Meriton's 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, Sydney Boys/Girls High, Sydney University, UTS, and UNSW
- Short drive to eastern suburb beaches, Westfield Bondi Junction

**OUTGOINGS-**

- Strata rates: \$1,389.33 p.q. approx.
- Council rates: \$295.30 p.q. approx.
- Water rates: \$180.38 p.q. approx.

For all enquiries and appointments, contact Daniel Chen on 0402 763 362

**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 respect.