

**902/114 James Ruse Drive, Rosehill, NSW 2142**



**Sold Unit**

Tuesday, 16 January 2024

902/114 James Ruse Drive, Rosehill, NSW 2142

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



David Matkovic

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**\$300,000**

LJ Hooker Granville/Guildford/Merrylands is proud to present this unique opportunity to invest or move in for a convenient lifestyle. Currently a secured income of \$2,200 per calendar month by Nesuto Hotel Apartments offering hotel facilities such as 24-hour reception, restaurant, coffee bar, gym, spa and swimming pool.\* A unique floor plan offering 1 large bedroom or 2 separate bedrooms with the Track Mounted Operable Partition Wall (see floor plan)\* Located on the 9th floor with lift access\* Modern kitchenette with granite bench top & electric cooktop \* 2 bathrooms, one with laundry facilities\* Secured car space\* High rental return \* Ducted Air Conditioning\* Fully furnished.\* Balcony facing Parramatta CBD\* Plenty of on-street parking\* Easy access to M4 motorway, shops, schools and Parramatta CBD\* 80sqm total\* Water rates \$163.20 per quarter.\* Council rates \$184.40 per quarter.\* Strata is \$3,156.90 per quarter.\* Lease in place until 31/07/2023 Inspection by appointment or as advertised.