

28/102-108 James Ruse Drive, Rosehill, NSW, 2142



Sold Apartment

Friday, 16 August 2024

28/102-108 James Ruse Drive, Rosehill, NSW, 2142

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Spencer zijing Zhang

DUAL KEY & DUAL INCOME

Showcasing a contemporary unique design and defined by its clever layout, this dual key residence boasts a spacious one-bedroom apartment and a self-contained studio with separate entrance.

It's perfect for investors looking for dual rental income, two-Units family living or live in one and rent out the other.

Situated opposite Rosehill Racecourse, just a short stroll to schools, childcare, local Woolworths supermarket, with rapid access to James Ruse Drive and expanded M4 WestConnex, nearby Parramatta Light Rail and one of the largest urban renewal projects in Australia - Parramatta Square, a World-Class Civic Centre.

It features:

- Sunny East aspects
- Large size one bedroom with huge living area, Caesarstone gas kitchen with dishwasher and oven, modern bathroom
- Studio has built-in, Caesarstone gas kitchen, bathroom
- Reverse-cycle air conditioning to both Units
- Secure basement car space with secure gate entry & separate storage area

Existing Rent:

1 Bed room apartment: \$420 per week

Studio: \$385 per week

TOTAL Rental Income: \$805 PER WEEK

Estimated Outgoings (Approx):

Strata: \$1,365.88 per quarter

Council: \$191.10 per quarter

Water: \$178.42 per quarter

Method of Sale

Private Treaty

Agent

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