

**G14/98 Payten Ave, Roselands, NSW, 2196**



**Apartment For Sale**

Monday, 5 August 2024

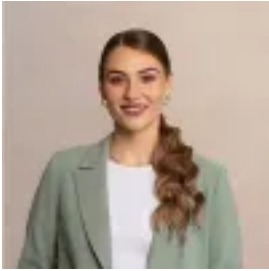
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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Modern Living in a Central and Sophisticated Apartment

### WELCOME TO YOUR NEW PROPERTY...

Seize a unique investment opportunity with this sophisticated, ground-floor, one-bedroom apartment. This refined apartment offers a contemporary lifestyle of modern comforts and convenience with its enviable positioning for the savvy investor or the busy professional. Filled with natural light and revealing freshly painted interiors throughout, illustrating one bedroom, a practical design with a spacious courtyard. Presenting great appeal to those looking to indulge in the flawless, modern and easy lifestyle.

### FEATURES OF THE PROPERTY:

- Immaculate master bedroom, with built-in wardrobe and courtyard access
- Open spacious living and dining area soaked with natural lighting and complete with modern timber flooring throughout
- Sleek modern kitchen with stone benchtops, natural gas cooking, breakfast bar, and quality stainless steel appliances
- Practical main bathroom with excellent amenities and relaxing bathtub
- Generous full room office space ideal for work or study
- Flawlessly connected to the outdoors on an expansive alfresco private patio, perfect for outdoor dining and entertaining
- Secure dedicated car space with additional storage space
- QUALITY INCLUSIONS: Split air-conditioning, video monitor alarm system, downlighting, internal laundry and ample storage

### WHY ROSELANDS?

- Situated approximately 16 kilometres from the Sydney central business district
- Prime position being moments to Roselands & Lakemba shopping precincts
- Only moments to King Georges Road, connecting to the northern suburbs of Sydney and the M5 South Western Motorway
- Close to Punchbowl, Belmore and Lakemba stations which is a direct line to both the city circle and liverpool lines.

### BOOK YOUR INSPECTION NOW!

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