

# G10 98 Payten Avenue, Roselands, NSW 2196



## Apartment For Sale

Monday, 4 March 2024

G10 98 Payten Avenue, Roselands, NSW 2196

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 168 m2**

**Type: Apartment**



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## GET IT SOLD Im told!!

Style & Location: Introducing a contemporary haven nestled in the heart of convenience, offering the perfect blend of style, space, and privacy. This stunning ground floor villa style apartment invites you to experience the epitome of urban living, with a sprawling 168sqm floorplan and dual courtyards to indulge in. Set in Roselands' most exclusive development 'Rose on Payten. Conveniently situated within a stone's throw from Centro Roselands shopping centre, indulge in a myriad of retail therapy and dining options at your doorstep. Effortlessly accessible public transport links and nearby parklands cater to your every need, promising a lifestyle of unparalleled convenience.

**Key Features**

- \*Two generous bedrooms adorned with built-in wardrobes, providing ample storage space for your comfort and convenience.
- \*Open plan living and dining areas seamlessly merge, extending onto a spacious courtyard, ideal for soaking up the sun or hosting gatherings with loved ones.
- \*A sleek and sophisticated kitchen awaits, equipped with gas cooking facilities and elegant stone benchtops, inspiring culinary creativity.
- \*Two modern bathrooms, including an ensuite in the main bedroom, as well as an internal laundry for added convenience.
- \*Unwind in the undercover entertainment area, offering the perfect backdrop for relaxation or alfresco dining under the stars.
- \*Embrace productivity in your designated study area, ideal for remote work or pursuing personal projects.
- \*Enjoy the peace of mind provided by two secure car spaces and separate storage, ensuring your prized possessions are always safeguarded.
- \*Luxuriate in the modern bathrooms, including a soothing bathtub in the main bathroom, offering a tranquil retreat to unwind and rejuvenate after a long day.
- \*Experience year-round comfort with the inclusion of a split system air conditioner and gas bayonet, ensuring optimal temperature control and cozy ambiance throughout the changing seasons.
- \*Enjoy the added benefit of a 5-minute drive to either Beverly Hills or Riverwood Railway stations, providing easy access to transport links for effortless commuting.
- \*Welcome home to the ultimate convenience: dual entrances for effortless living. Experience the luxury of seamless access with two entrances to your sanctuary. Whether you're entertaining guests or seeking a private retreat, embrace versatility and style with our dual entrance. Elevate your lifestyle and make coming home an experience worth savouring.

\*Currently leased for \$790 per week, presenting an attractive opportunity for investors seeking lucrative returns.

**Summary:** Don't miss out on the chance to make this modern masterpiece your own! Whether you're a first-time homebuyer, downsizer, or astute investor, seize this opportunity to elevate your lifestyle to new heights. Embark on a journey of luxurious living at its finest. Your dream home awaits!

**View:** Saturday 11 - 11:30am & Wednesday 6 - 6:30pm or advertised

**Auction:** Online Saturday 23rd March 2024 at 4pm unless sold prior

**Outgoings:** Council \$405p/q\* Water \$280p/q\* Strata \$1346 p/q\*

**Area Size:** Total 168sqm\* Legend \* approximately

**Agent:** Zoran Veleski 0411 350 999 24 /7

The property could sell as early as tomorrow and I would hate for you to miss out, especially if it sells for less than what you think it's worth. If you like the property, I highly recommend you become qualified ASAP because once you're qualified, I can't sell the property to anyone else, without you knowing EXACTLY what price to beat. Let me know if you're interested in the property so that I can help you become qualified to buy.

**Disclaimer:** All information contained herein, is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and any interested persons should rely on their own inquiries.