

**2/91 Arthur St, Rosehill, NSW, 2142**



**Unit For Sale**

Friday, 16 August 2024

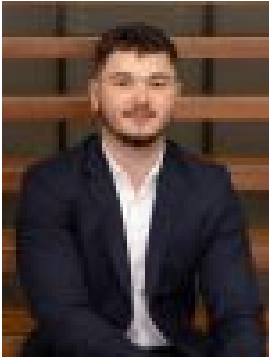
2/91 Arthur St, Rosehill, NSW, 2142

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Lachlan Lowry  
0297494949

## 2 BEDROOM VILLA STYLE APARTMENT WITH COURTYARD - 116SQM PLUS CARSPACE

In a popular location, this villa style courtyard apartment offers modern and stylish living, with your own private terrace and garden space.

With 2 bedrooms, the spacious main comes with builtin wardrobe and direct terrace and courtyard access, and the 2nd bedroom with builtin and ensuite. A combined main bathroom with laundry, a modern and quality kitchen with stone benchtops, and breakfast bench, a separate study nook space, and all opening to a large open plan living and dining which opens onto the undercover terrace and great sized private courtyard.

In a security block, but also offering direct street access, security parking to one carspace, the great size apartment is a total of 116sqm plus carspace and offers low maintenance and stylish and modern living in a popular and central location.

Ideally located in Rosehill, a fast growing suburb, this property gives you the opportunity to take a position in this growing market. Situated very close to the recently refurbished Rosehill Public School, this property is also only 1.7km from Parramatta CBD station and shopping, and only 1.4km from the restaurants and station at Harris Park.

- \* 2 bedrooms with builtins, one with ensuite
- \* Great size combined living and dining
- \* Private courtyard with own street entry
- \* High ceilings, undercover terrace
- \* Quality kitchen with gas cooking
- \* Modern bathroom with laundry
- \* Study nook, split system air conditioning
- \* Security parking with one car space
- \* Strata report is available to download
- \* Potential Rental Return: \$600 to \$650 per week

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