

# 52/11 Rose Street, Chippendale, NSW, 2008

## Unit For Sale

Sunday, 18 August 2024

52/11 Rose Street, Chippendale, NSW, 2008

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Veronica Perez

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## Contemporary 2-Bedroom Ground Floor Residence in a Convenient Location

Situated within a leafy tree-lined street, welcome home to 52/11-21 Rose Street, Chippendale - an expansive ground floor residence with a secluded courtyard, enjoying an address synonymous with convenience, ideal for the discerning owner occupier or astute investor. Generously proportioned, enjoy a sunny open-plan living space flowing outdoors to a private courtyard, with a sought-after leafy, northwest aspect. Meanwhile, two spacious bedrooms are the perfect place to rest and rejuvenate, serviced by a central bathroom. When location means everything, stroll to Victoria Park, Broadway Shopping Centre, University of Sydney, buses to the CBD, Redfern Railway Station, while the CBD is within reach on foot.

- Light-filled open plan living and dining zone set atop beautiful timber flooring.
- Large entertainers' courtyard wrapping around the apartment, perfect for alfresco dining and waking up over morning coffee.
- Superbly appointed U-shape kitchen showcasing quality Bosch appliances, including gas cooktop and under-bench oven, along with Caesarstone benchtops and a waterfall edge breakfast bar.
- Two spacious carpeted bedrooms, each fitted with built-in robes to maximise storage capabilities, with bedroom one boasting direct courtyard access.
- Sparkling central bathroom fitted with shower-over-bath combo, handbasin, and toilet.
- Concealed European laundry for utmost convenience.
- Secure parking

Strata: ? \$2416 pq

Water: ? \$179 pq

Council: ? \$295 pq

Auction: Saturday 7 September 2024 at 10.15am

Venue: On Site

View: Thursday & Saturday 10am - 10.30am

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