



811/95-97 DALMENY AVENUE, ROSEBERY



SOLD Size of a One Bedroom in a near-new security complex - Extremely Quite

SOLD Extra-spacious studio apartment ideal for investors and first home buyers.

Set on level 8 in the near new 'Genesis' security complex, this extra-large studio apartment comes with an east facing balcony and elevated views over landscaped gardens. It's generous 49.75 sqm (42 sqm internal and 7.75 sqm covered balcony) design offers an effortlessly private and easy-care lifestyle that investors and first home buyers will appreciate.

Stylish, contemporary and filled with light, its interiors feature up-to-date facilities that focus on quality and comfort. A European kitchen integrates beautifully with the air conditioned living space which then flows to the covered outdoor area. The sleek bathroom showcases designer finishes and there's a concealed laundry near the entrance.

Located in the highly regarded Rosebery Park residential precinct, it is a

Studio Sold

Listing ID : 61813050

Price : Sold For \$420,000 Jul 15, 2019

Contact



Peter Ozerskis
1300798687

peter@ozcombinedrealty.com.au



Nim Osborne
0412 885 804
0262810188

nim@ozcombinedrealty.com.au



stroll to cafes, dining and buses. Trains for the city and airport are just a walk away at Green Square Station, and it enjoys quick car access to the CBD.

NB: Currently leased until 17.9.19 at \$451 PW great tenant wanting to renew if possible.

CGI used in photographs.

- Smeg gas kitchen, dishwasher and 40mm stone bench-tops
- Bathroom has chic black tile work and a glass shower cove
- Good quality low maintenance flooring in the living area
- Mirrored built-in robe, video intercom, 2.7m high ceilings
- Customised cabinetry plus luxe mirrored splash-backs
- Dual lift access to lobby and shared garden spaces
- Loads of visitor parking available

Strata search report ready for online purchase.

- Strata levies \$635.62/qtr
- Council rates \$260.30/qtr
- Water rates \$191.51/qtr

