



101E/144 Dunning Ave, Rosebery



## Convenience meets lifestyle

Nestled in the burgeoning foodie and fashion district of Rosebery, characterized by warehouse conversions and gentrification, this lovely 1 Bedroom jewel is perfect for those looking for comfort and convenience.

Situated within the Powerhouse development, designed by award-winning local architectural firm JPR Architects, a rich architectural history remains, adding a nuanced experience. This well-designed floorplan enhances your lifestyle and captures the best natural light with an East-to-West flow.

Stroll through tree-lined Dunning Avenue to the famed Black Star Pastry or one of the many boutique shops at the nearby Cannery. Turruwul Park is a mere stone's throw from your doorstep, inviting those looking for some physical activity or simply a tranquil walk amongst the greenery.

Well positioned for public transport access via multiple nearby Bus Stops, which includes express City routes and nearby the Green Square Train Station, with only two stops to either the City or Airport. Rosebery enjoys a vibrant foodie scene that is consistently growing in popularity, further elevated by multiple high-quality fashion outlets for the keen shopper.

### Quick Facts:

- 1 Bedroom with full-height built-in wardrobe and glass sliding doors
- 1 Bathroom with floor-to-ceiling tiles, polished chrome basin mixer, chrome-plated towel rail, and soft-close amenities
- 61sqm including balcony

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**Price** SOLD for \$540,000  
**Property Type** Residential  
**Property ID** 110

### Agent Details

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### Office Details

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- Open plan living and dining flows to all-weather balcony with non-slip tiles
- Modern interiors with beautiful Engineered Oak timber strip flooring
- Modern kitchen with ceramic tile splashback and reconstituted stone benchtops, including Stainless-steel gas stove and built-in dishwasher
- Discrete internal laundry with autosensing Dryer, chrome mixer tap, and ceramic tile splashback
- Lift access with internal intercom

About the area:

- Mere moments from famous eateries like Black Star Pastry and The Cannery, The Mario's, Bourke St Bakery, The Grounds, and plenty more
- Multiple fashion outlets at your doorstep like Camilla & Marc and Zimmermann
- 3min walk to a variety of Bus Stops
- 3min walk to Turruwul Park
- Easy commute to CBD, airport, and Green Square train station

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