

Sold

4/10-12 Highland Ave, Roselands



## Spacious 2-Bedroom + study villa in peaceful location

The moment you enter this bright and spacious villa, you will feel at home. Light-filled and readymade to enjoy, this 2-Bedroom + study full brick villa has been thoughtfully designed for low maintenance and a carefree lifestyle.

Perfectly proportioned, this well-built residence features an open plan layout with an abundance of natural light, freshly painted interiors, a single lock-up garage with internal access, a modern kitchen, and further complimented by the large living area leading to an outdoor entertaining area.

It is perfectly located in a quiet and highly sought-after street as well as positioned on the high side of the street, within walking distance to Roselands Shopping Centre, transport, schools, and parklands.

This immaculately presented villa in a complex of five (5) offers style and convenience with low strata fees and would make an ideal first home or investment.

### Featuring:

- Spacious 180 sqm on title
- 2 generous sized bedrooms all with built-in wardrobes.
- 1 bathroom with bathtub.
- Modern kitchen with stone benchtops and modern stainless-steel kitchen appliances with gas cooking
- Large living and dining areas leading to an alfresco entertaining area with a spacious back yard.

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**Price** SOLD for \$808,888  
**Property Type** Residential  
**Property ID** 113

### Agent Details

Marcell Irawan - 0412 028 856

### Office Details

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**BRITTON**  
REAL ESTATE

- Split system air-conditioning
- Single lock-up garage with internal access to the main house.

Total area: 180sqm (including internal 111sqm)

Strata levy: Admin Fund \$262.50 pq; Capital Funds \$172.05 pq

Council rate: \$314 pq

Water rate: \$153.56 pq + usage

About the area

- 4 min Drive “Roselands Shopping Centre” with multiple eateries and amenities that include Coles, Woolworths, Myer, Kmart, Target, Aldi, Bakers Delight, Costi Bros Seafoods, Fruit World, and many eateries.
- 4 min Drive to Roselands Aquatic Centre
- 6 min Drive to M5
- 5 min walk to more bus routes at Canterbury Road such as 487 (will take you to Bankstown), 941 (to Westfield Hurstville), 944 (to Mortdale Station)
- 5 min Drive to Narwee Train Station which can take you directly to the CBD and Airport
- Within short distance to many various eateries around the area

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