



6/ 19-21 Roseland Avenue, Roselands



## Spacious & Private 2-Bedroom villa in peaceful and convenient location

The moment you enter this spacious, private and peaceful villa, you will feel at home.

Light-filled and readymade to enjoy, this 2-Bedroom villa has been thoughtfully designed for low maintenance and a carefree lifestyle.

Perfectly proportioned, this well-built residence features an open plan layout with Large timber kitchen with stainless steel appliances, gas cooking and breakfast bar, open tiled lounge room with split system air conditioning, a single lock-up garage with remote control access, and further complimented by the Low maintenance courtyard with entertainer's timber deck and garden beds.

It is perfectly located in a beautiful and peaceful strata complex of nine (9), quiet and highly sought-after street within walking distance to Roselands Shopping Centre, transport, schools, and parklands. This immaculately presented villa offers style and convenience with low strata fees and would make an ideal first home or investment.

Featuring:

- Spacious 201 m<sup>2</sup> on title
- 2 generous sized bedrooms with mirrored built-in wardrobes and ceiling fans
- 1 immaculate bathroom with full size bath and separate shower
- Large timber kitchen with stainless steel appliances, gas cooking and breakfast bar

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<b>Price</b>	SOLD for \$808,000
<b>Property Type</b>	Residential
<b>Property ID</b>	115
<b>Land Area</b>	201 m <sup>2</sup>
<b>Floor Area</b>	115 m <sup>2</sup>

### Agent Details

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### Office Details

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**BRITTON**  
REAL ESTATE

- Open tiled lounge room with split system air conditioning
- Internal laundry with ample space
- Single lock-up garage with remote control access
- Low maintenance courtyard with entertainer's timber deck and garden beds

Total area: 201 m<sup>2</sup> (including internal of approx. 115 m<sup>2</sup>)

Strata levy: Admin Fund \$338.45 pq; Capital Funds \$125.00 pq

Council rate: \$314 pq

Water rate: \$153.56 pq + usage

About the area:

- 3 min walk "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
- 3 min walk to Roselands Leisure & Aquatic Centre
- 3 min Drive to M5
- 2 min walk to various bus routes at Roselands Shopping Centre with various routes such as 446 (to St George Hospital), 450 (to Strathfield Station & Westfield Hurstville), 493 (to Rockdale Station), 487 (to Bankstown), 941 (to Westfield Hurstville), 942 (to Campsie Station & Riverwood Station), 944 (to Mortdale Station), 946 (to Lakemba 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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