



F206/ 34-36 Rothschild Avenue, Rosebery



Stylish, spacious & private with an alluring ambience

Boasting a seamless flow from the light-filled interiors to the spacious full-width balcony with private direct access to the street, this immaculate 1-bedroom apartment addresses modern comfort and amenity with an assured sense of style and creating the perfect atmosphere.

Full of natural light and contemporary interiors, this spacious ground floor apartment delivers immense lifestyle appeal, nestled in a thriving cosmopolitan setting as well as offering a myriad of nearby amenities and ease of commute to various destinations.

Well-positioned for public transport access through multiple 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.

Featuring:

- Open plan living and dining area with great outdoor flow
- Private entry, walls of glass open to the vast full-width balcony
- Generous size bedroom, built-in robe, and access to the balcony
- Home office area
- Modern Kitchen with stone benchtops and island, equipped with SMEG stainless steel appliances including microwave and integrated dishwasher
- Stylish fully tiled bathroom
- Separate internal laundry with dryer
- Ducted air conditioning with zone control

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Price SOLD for \$585,000
Property Type Residential
Property ID 116

Agent Details

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Office Details

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 461 Gardeners Road Rosebery NSW
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- Video intercom
- Storage cage and communal landscaped BBQ entertaining area
- Abundance of natural light

Total area: 89sqm (including Balcony)

Strata levy: Admin Fund \$741.12pq; Capital Funds \$170.21pq

Council rate: \$260.30pq

Water rate: \$178.11pq

About the area:

- 3min Walk to IGA Grocery Store, Woolworths Metro, Sushi Train, Jetts Fitness, Nutrition Station Café, Pharmacy Nutrition Warehouse, Subway, Spectrum Medical Imaging, Fish-A-Licious, and more
- 3min Walk to in-demand eateries at The Cannery with a selection that includes 5th Earl, Archie Rose Distilling Co, Black Star Pastry, Da Mario, The Dapper Don Barbershop, Pearl Nails and Beauty, F45 Gym, Mr & Mrs Jones, Grain Organic Bakery and many more
- Rosebery's surrounding suburbs of Waterloo and Zetland enhance its lifestyle benefits including the popular gourmet and gallery hub of Danks Street and Zetland's East Village shopping
- Rosebery is surrounded by a wealth of green space with some of Sydney's finest parks just on its doorstep. Step out to the vast grounds of Centennial Park, grab a round of golf at Moore Park or enjoy Turrawul Park just down the street
- 3min Walk to multiple fashion outlets which includes Camilla and Marc, Zimmermann, MLM Label and more
- 1min Walk to Sweetacres park with a playground for children and allows dogs off their leash.
- 3min Walk to access multiple Bus routes to commute to the CBD, Beach, etc. These are 309, 309X, 310X, M20 and 348.
- 10min walk/2min Drive to Green Square Train Station with 2 stops to the CBD and Airport

Due to the recent NSW Government's lockdown order for 2 weeks, public inspections are not allowed however, we can still schedule a private inspection. Should you wish to register for a private inspection, please call Marcell on 0412-028-856

We thank you for your understanding and co-operation

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