

**409/3 Weston Street, Rosehill, NSW, 2142**



**Apartment For Sale**

Wednesday, 7 August 2024

409/3 Weston Street, Rosehill, NSW, 2142

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## **A superb opportunity for first-home buyers, downsizers, or investors!**

Discover unparalleled luxury in this impressive corner unit, elevated within a contemporary complex. This apartment offers spacious, light-filled interiors and seamless indoor-outdoor living. Situated in a prime central location, it's just moments from public transport, Rosehill Public School, Rosehill Gardens Racecourse, James Ruse Drive, and Parramatta CBD. Enjoy the best of urban convenience with skyline views and high-end finishes throughout.

- Modern Kitchen: Features extensive stone benchtops and splashback, natural gas cooking, quality stainless steel appliances, and seamless cabinetry.
- New Wooden Flooring: The entire apartment features brand-new wooden flooring, adding a touch of elegance.
- Living Area: Open plan lounge and dining area with a split-system air conditioner for year-round comfort.
- Bedrooms: Two generously sized bedrooms with built-in wardrobes
- Laundry: Oversized internal laundry with dryer for added convenience.
- Bathrooms: Two modern, fully-tiled bathrooms offering sleek, contemporary design.
- Security: Secure building with lift access, secure car space, and a storage cage for peace of mind.
- Accessibility: Easy access to James Ruse Drive and the M4 ensures smooth connectivity.
- Proximity: Close to the upcoming Light Rail Station, Parramatta CBD, Western Sydney University, and primary schools, making it an ideal location.

### Outgoing Fees:

- Strata Levies: \$761.10 per quarter
- Council Rates: \$316.20 per quarter
- Water Rates: \$290 per quarter

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