



6/4 Roseby Street Drummoyne, NSW



## Great Opportunity in a Perfect Location

Smartly presented with a fresh modern style, this bright single-level apartment promises a vibrant fuss-free lifestyle in the boutique Elani security complex that's moments to the waterfront. It offers a brilliant opportunity to own a well-proportioned two-bedroom property with a light-filled design, some fresh modern updates and a super convenient location close to all amenities.

A well-designed floorplan features an air-conditioned open layout with newly laid polished flooring, fresh paint and a well-equipped modern kitchen. A covered entertainment terrace flows off the living space, plus there is a small second balcony and security basement car space. Two bedrooms both have built-in storage and there is a full main bathroom, ensuite and internal laundry.

Professionals, investors and first-time buyers will all appreciate the property's excellent position with all lifestyle facilities within short strolling distance. From here it is a short walk down to waterfront parks, Birkenhead Point Shopping Centre and transport to the city.

### Features include:

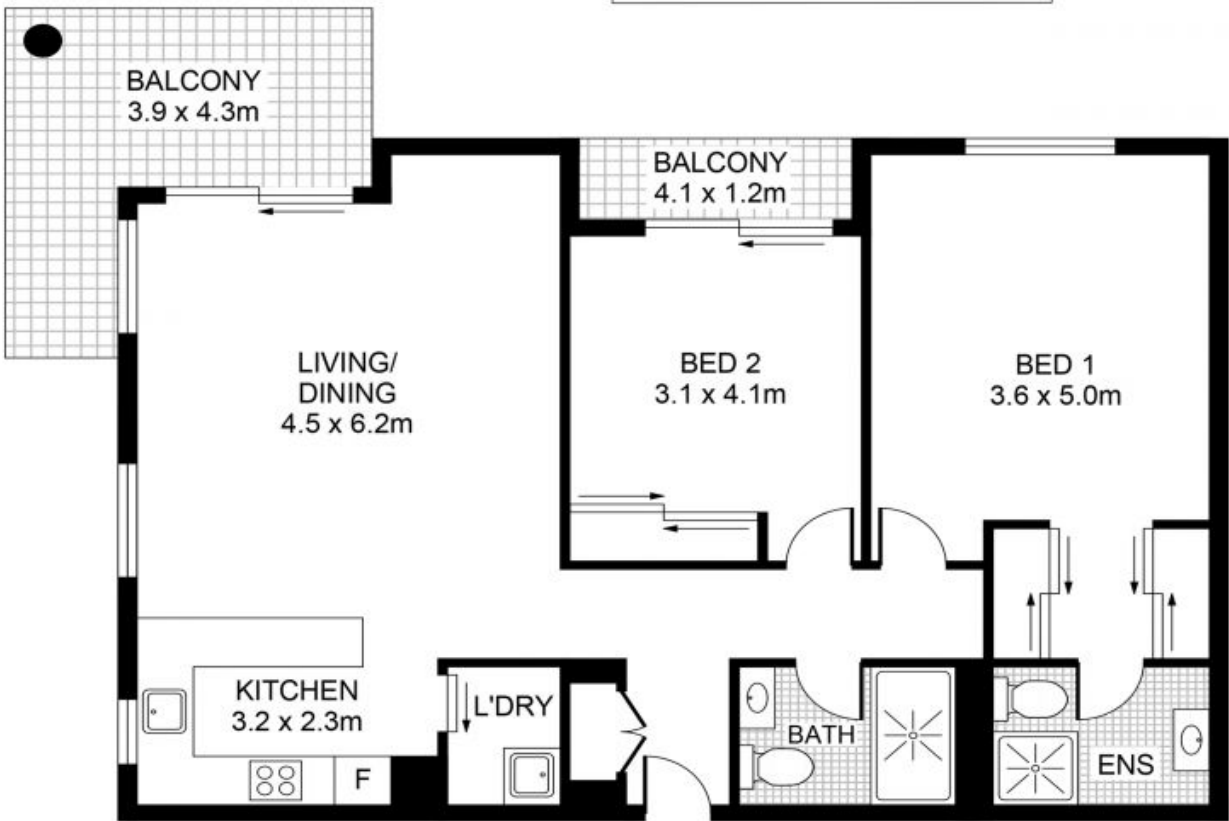
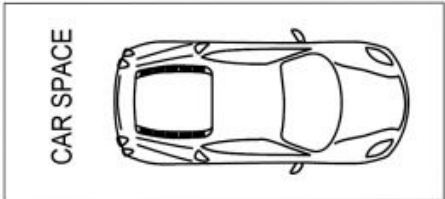
- Easy-to-manage layout with an air-conditioned open design
- A large-sized entertainment terrace plus a second balcony
- Two bedrooms include a large main with walk-in and ensuite
- Modern stone kitchen features a gas cooktop and dishwasher
- Security car space plus intercom entrance and lift access
- Well-proportioned full bathroom plus an internal laundry
- A solid investment option with excellent rental potential

**Price:** For Sale | Time Realty  
**Council Rates:** \$288.00 p/q  
**Water Rates:** \$150.00 p/q  
**Strata Rates:** \$2,211.95 p/q

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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