



## Punchbowl, 3/59-61 Rosemont Street South

### Double Brick Villa in Boutique Complex

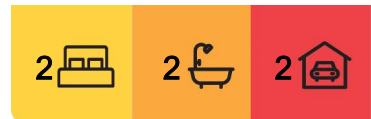
Nestled at the rear of a quiet, boutique complex of only three, this low-maintenance villa offers a unique combination of privacy, convenience, and comfortable living. Whether you're a first-home buyer, looking to downsize or a young family looking to occupy, this property provides an exceptional opportunity in a highly sought-after location.

Showcasing light-filled interiors, fresh paint, brand-new carpeting and a practical floorplan this villa offers a private, child-friendly yard, and solid double-brick construction, ensuring lasting quality and peace of mind.

The ultimate combination for affordability and convenience, the self-managed strata provides for a low quarterly levy, all set in a prime location near public transport, shopping centres and eateries.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Sold Prior To Auction

**View**  
[ljhooker.com.au/ZU3F8E](https://l.jhooker.com.au/ZU3F8E)

**Contact**  
**Gizele Asfour**  
0403 052 793  
[Gizele.bm@ljhooker.com.au](mailto:Gizele.bm@ljhooker.com.au)

**LJ Hooker Bankstown | Moorebank**  
**(02) 9708 2244**

### Property Features:

- \* 2 bedrooms - main with built-in wardrobe and ensuite
- \* New carpet flooring and freshly painted throughout
- \* Modern kitchen equipped with gas cooktop
- \* Bathrooms with floor-to-ceiling tiles
- \* Private, child-friendly back yard
- \* Solid double brick on a cement slab & high ceiling throughout
- \* Low quarterly strata levy of approximately \$484.45
- \* Attached by only one common garage wall
- \* Single drive-through garage with potential for additional parking in the backyard

### Nearby Locations:

- \* Walking distance to Punchbowl Station (950m) & Wiley Park Station (1.1 km)
- \* Close to East Hills line: Riverwood Station (3.3 km)
- \* Easy access to M5 & M8 (2.7 km)
- \* Roselands Centro Shopping Centre (1 km)
- \* Broadway Plaza Shopping Centre (600m)

Don't miss out on this rare opportunity-arrange an inspection today!

## More About this Property

<b>Property ID</b>	ZU3F8E
<b>Property Type</b>	Villa
<b>Land Area</b>	198 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (2) Built-in-Robes Secure Parking

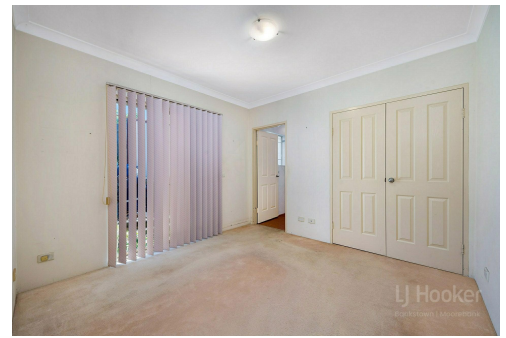
### Gizele Asfour 0403 052 793

Licensed Real Estate Agent | Gizele.bm@ljhooker.com.au

### LJ Hooker Bankstown | Moorebank (02) 9708 2244

11 Marion Street, BANKSTOWN NSW 2200

bankstown.ljhooker.com.au | bankstown@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Bankstown | Moorebank  
(02) 9708 2244**



All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



## 3/59-61 Rosemont Street, Punchbowl



LJ Hooker Bankstown | Moorebank  
(02) 9708 2244

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.