



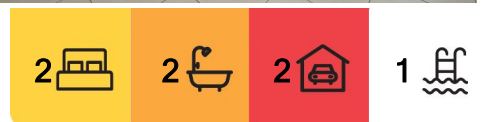
Rosebery, 11E/174 Forrest Parade

Affordable with loads of amenity.

Located in the appealing Sunset Dreams apartments this well-appointed unit is surrounded by quality amenity at an affordable price. The complex boasts a swimming pool, kids play ground, BBQ areas and lawn for picnics or play. The complex can only be accessed by secure FOB and includes secure basement car parking. Neighbouring the Sunset Dreams complex is a child care centre, GP clinic, dentist surgery and a service station. What a great area to live!

Inside, the unit is modern and finished in neutral colours to allow for personal expression with furniture and wall hangings. This is the preferred unit layout as it is at the end of the building and includes many more windows than other layouts in the complex. More windows allow more light and better ventilation for a much more enjoyable stay.

The kitchen is well equipped with stone bench tops and a nook for your microwave and fridge including an abundance of storage for a property of this size. The bathroom and



For Sale
\$299,000

View
ljhooker.com.au/5CH4F2X

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ensuite have tiles to the ceiling, whilst the bedrooms have mirror front built in robes finishing off the quality feel of the property. The property is tiled throughout and fully air conditioned to help deal with those sweltering wet season days.

Features include:

- * Quality complex with loads of amenity
- * Superior layout to many in the complex
- * Secure garage parking for 2 cars
- * Stone bench tops in the kitchen with great storage
- * Ensuite off the main bedroom
- * Private balcony to relax on
- * Store room in the parking area
- * Shopping village neighbouring the property

This property is currently vacant and ideal for the owner occupier due to the high level of amenity in the complex. This is the perfect starter for someone to stop paying rent and start buying their own property. Investors also take note as this is one of the best complexes in the area and rents are always good here.

Year Built: 2013

Area under title: 144m²

Planning Zone: MR - Medium Density

Council Rates: \$1,590 per year (approx)

Body Corporate Manager: Elite Strata Management

Body Corporate Fees: \$1,236.35 per quarter (approx)

Easements: Nil on title

Status: Available now!

More About this Property

Property ID	5CH4F2X
Property Type	Unit
House Size	144 m²
Including	Ensuite Air Conditioning Toilets (2) Intercom Pool Balcony Built-in-Robes Secure Parking

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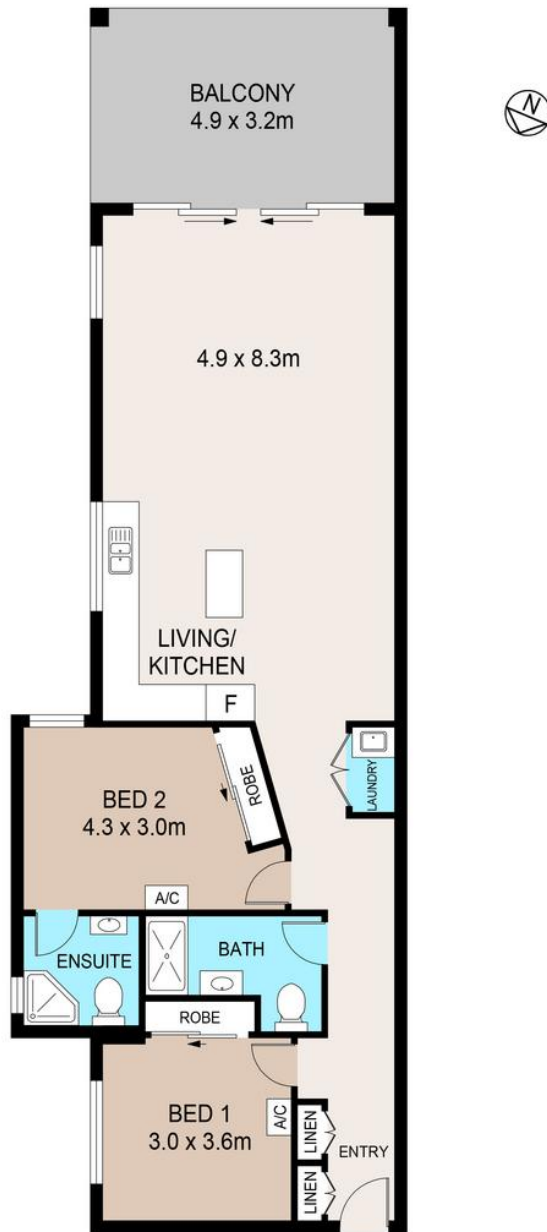
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11E/174 FOREEST PARADE, ROSEBERY

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