



**Sold**



20/43-45 Chapel Street, Roselands

## **SOLD BY FRANCOIS VASSILIADES ~ 0400 131 415**

Modern Comfort, Sunlight and Convenience in a Prized Pocket

Representing an exceptional opportunity for first homebuyers and investors alike, this beautifully presented apartment delivers space, modern comfort and lifestyle appeal in a well-connected Roselands pocket. Set within a well-maintained security building, it features a thoughtfully arranged layout with combined living/dining areas flowing to a sunny balcony enjoying lovely leafy outlooks. A sleek stone kitchen is equipped with stainless-steel appliances and a dishwasher, while both the well sized bedrooms are appointed with built-in wardrobes and are complemented by a full-sized bright and airy bathroom. Additional features include an internal laundry, security intercom access and split-cycle air conditioning providing year-round comfort. Complete with a lock-up garage, it is perfectly located to enjoy easy access to local cafés and popular eateries, parks and quality schools, while it is only minutes to Clemton Park Shopping Village and Centro Roselands as well as Roselands Aquatic Centre, public transport and Canterbury Hospital.

- Beautifully presented and flooded with natural light
- Spacious combined living/dining flows to sunny balcony
- Sleek stone kitchen with s/steel appliances, dishwasher

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**FOR SALE**  
SOLD BY FRANCOIS VASSILIADES ~  
0400 131 415

### **AGENTS**

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### **AGENCY**

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Interested parties must rely solely on their own enquiries.



- Well-proportioned bedrooms appointed with built-in robes
- Bright and airy full-sized bathroom tiled floor-to-ceiling
- Internal laundry, split-cycle air conditioning in living
- High ceilings, wide picture windows, carpeted throughout
- LUG, well-maintained security building, intercom access
- Excellent investment opportunity in ultra-central location
- " Minutes to Clemton Park Shopping Village, Centro Roselands
- " Close to transport, parks, schools, cafés and eateries

Strata Levies: \$776.10 per quarter approx.  
 Council Rates: \$429.00 per quarter approx.  
 Water Rates: \$209.00 per quarter approx.

Details: Francois Vassiliades - 0400 131 415  
 Peter Kassas - 0404 003 320

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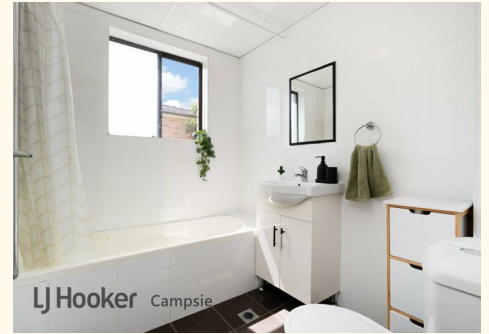
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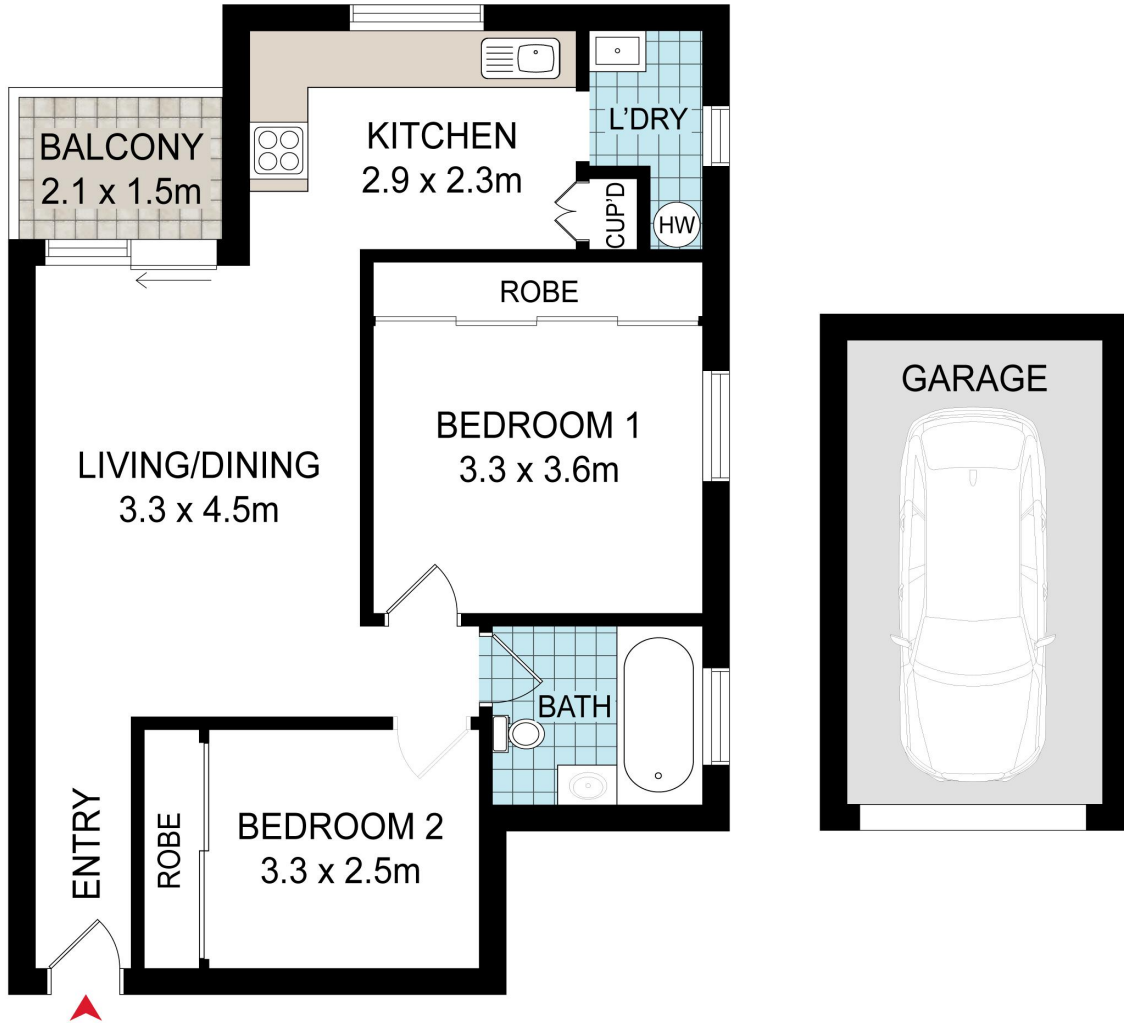
## MORE DETAILS

Property ID	MJVF8V
Property Type	Apartment

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## 20/43-45 CHAPEL STREET, ROSELANDS

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