



Roselands, 26/25-27 Phillip Street

SOLD FOR BLOCK RECORD by Muhammad Sarmini

SOLD FOR BLOCK RECORD!!! Another great record sale result achieved by Muhammad Sarmini!

Modern First Home or Prime Investment, Low Levies, 92sqm

Presenting an exceptional opportunity to secure this superb full brick apartment nestled at the rear of a well-maintained complex with beautifully landscaped gardens, offering a generous versatile layout and light filled interiors that are ready to move in and enjoy. Whether you're seeking an immediate quality investment with strong growth and rental prospects or your ideal first home, discover this perfect blend of impressive space and modern comfort that is sure to tick all the right boxes in a highly sought after locale!

- Two (2) bedrooms, generous sized main, both with built-in robes
- Spacious open plan living and dining area with split system air conditioning flowing on to



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 by Muhammad Sarmini

View
ljhooker.com.au/94KHRQ

Contact
Muhammad Sarmini
0403 750 917
muhammad@ljhbl.com.au

LJ Hooker Belmore
(02) 9750 9244

balcony with pleasant leafy outlook

- Spacious contemporary kitchen with stone benchtops, ample cupboard and bench space
- Stylish fully tiled modern bathroom with separate bath tub and shower
- Internal laundry including linen storage cupboard
- Registered undercover car space and additional storage space on title
- Low Strata Levies and total area of 92sqm approx.

Conveniently located only 1.6km to Belmore and Lakemba train stations, 2.1km to the newly renovated Centro Roselands Shopping Centre, Roselands Aquatic Centre and Clemton Park Shopping Village, 1.9km to Canterbury Hospital, within close proximity to a variety of local schools, public transport, cafes, restaurants and eateries, recreational parklands and 14km to Sydney CBD. This truly is a fantastic opportunity not to be missed!

Strata Levies: \$582.97 per quarter approx.

Water Rates: \$180 per quarter approx.

Council Rates: \$411 per quarter approx.

Address: 26/25-27 Phillip Street, Roselands

For Sale: SOLD FOR BLOCK RECORD!

Contact: Muhammad Sarmini 0403 750 917



More About this Property

Property ID	94KHRQ
Property Type	Apartment
House Size	92 m2
Including	Air Conditioning Toilets (1) Intercom Balcony Built-in-Robes

Muhammad Sarmini 0403 750 917

Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

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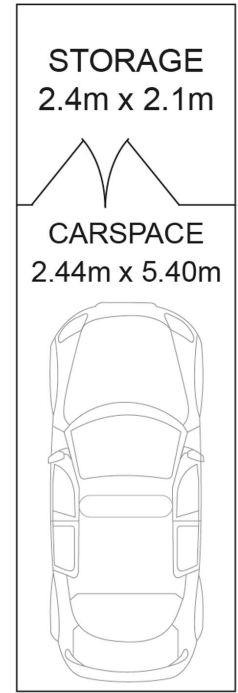
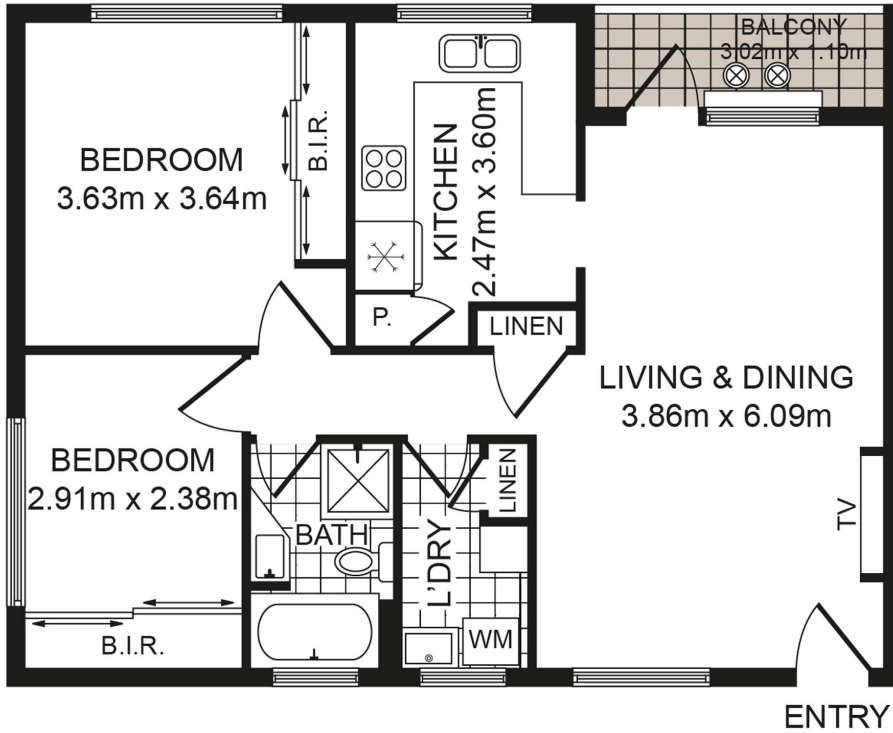
435-437 Burwood Road, BELMORE NSW 2192

belmore.ljhooker.com.au | info@ljhbl.com.au



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(NOT IN POSITION)

26/25-27 Phillip St, Roselands NSW 2196

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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