




1/16 Myers Street, Roselands

## Modern Full-Brick Townhouse in Peaceful Boutique Complex of Six

Privately set back from the road in a boutique complex of six, this refreshed full-brick townhouse ticks all the boxes when it comes to modern comfort, space, and lifestyle convenience in a peaceful yet well-connected address. Cleverly designed and brimming with natural light, it reveals an exceptional layout featuring beautifully appointed interiors dressed in fresh neutral tones and high ceilings evoking a wonderful sense of calm and wellbeing. At the heart of the home is a sleek stone kitchen equipped with quality stainless steel gas appliances plus an adjoining dining area, while a separate expansive lounge room spills out to a massive courtyard, deck and level grassed area, perfect for relaxed family living and entertaining.

Accommodation is equally impressive with four generous upper-level bedrooms, all of which are appointed with built-in wardrobes and the master features an ensuite. There is a full-sized bathroom also on this level, while additional features include a guest powder room, air conditioning throughout and an internal laundry enjoying direct outdoor access. Complete with internal access to a double lock-up garage plus a separate storage room, this superb residence is a must to inspect. Its unbeatable setting is within a stroll of local shops and

4  2  2 

### FOR SALE

For Sale \$1,250,000

### VIEW

Sat 20th Jun @ 11:00AM - 11:30AM

### AGENTS

George El Daghl  
0417 207 256  
george@ljhcampsie.com.au

### AGENCY

LJ Hooker Campsie  
(02) 9789 6088

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

cafés, parks and quality schools, while only minutes to Centro Roselands Shopping Centre, public transport and Canterbury Golf Course.

- Modern full-brick townhouse in boutique complex of six
- Incredible proportions with 313sqm altogether on-title
- Expansive layout with huge lounge and separate dining
- Sleek stone kitchen with quality s/steel gas appliances
- Island benchtop/breakfast bar, extensive cupboard storage
- Massive private sunny courtyard, level lawn and timber deck
- Four spacious bedrooms appointed with built-in robes
- Full-sized main bathroom, master bedroom with ensuite
- Internal laundry with direct outdoor access, powder room
- Air conditioning on both levels of home, freshly painted
- Tiled flooring on lower level, timber floors on upper level
- Internal access to double lock-up garage, storage room
- Walk to local shops, caf&#xE9;s, parks, reserves and schools
- Close to Centro Roselands Shopping, Canterbury Golf Course

Property Size: Total 313sqm approx.

Strata Levies: \$1,403.10 per quarter approx.

Council Rates: \$429.00 per quarter approx.

Water Rates: \$209.00 per quarter approx.

Details: George El Daghl ~ 0417 207 256

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## MORE DETAILS

Property ID	MKQF8V
Property Type	Townhouse
Land Area	313 m2

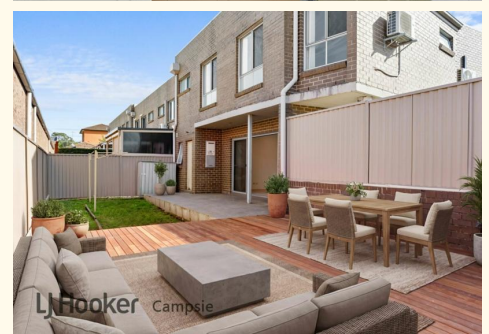
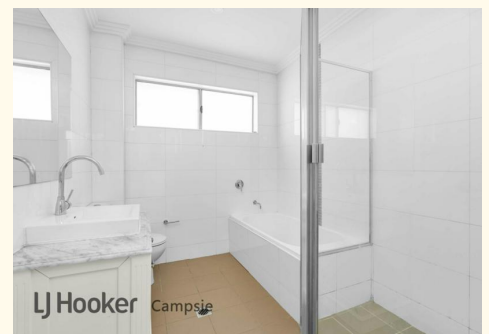
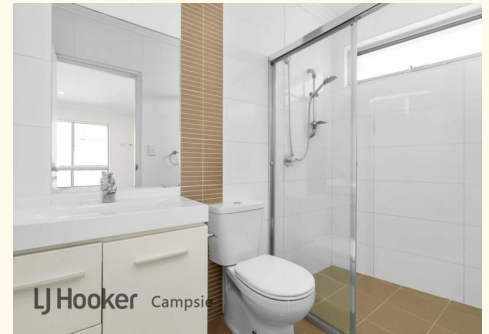
**George El Daghl 0417 207 256**

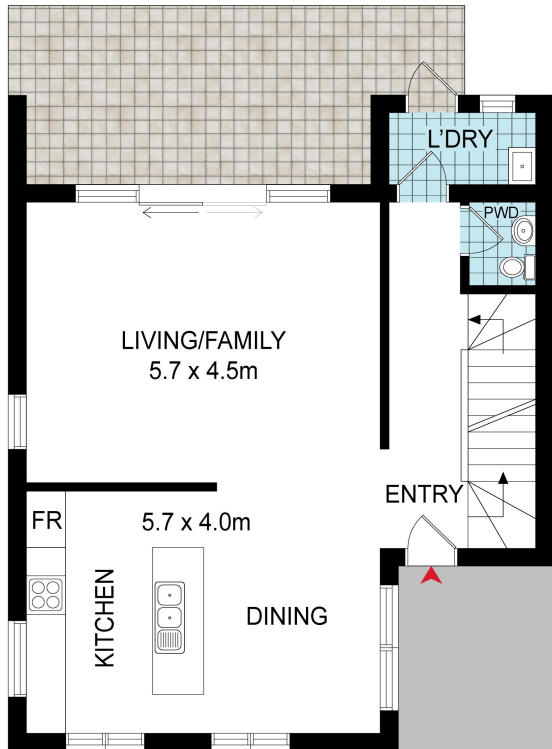
Sales Executive | [george@ljhcampsie.com.au](mailto:george@ljhcampsie.com.au)

**LJ Hooker Campsie (02) 9789 6088**

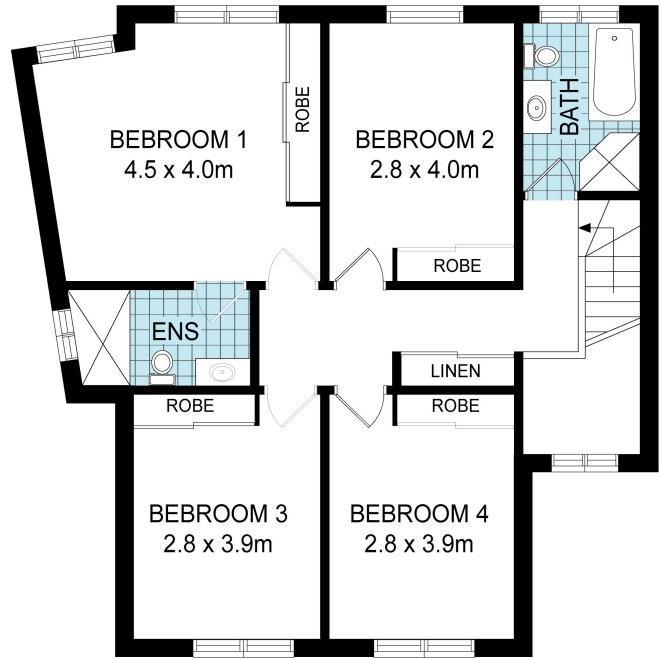
197 Beamish Street, CAMPSIE NSW 2194

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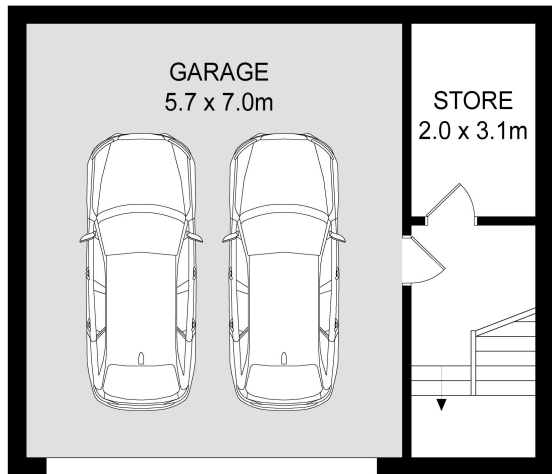




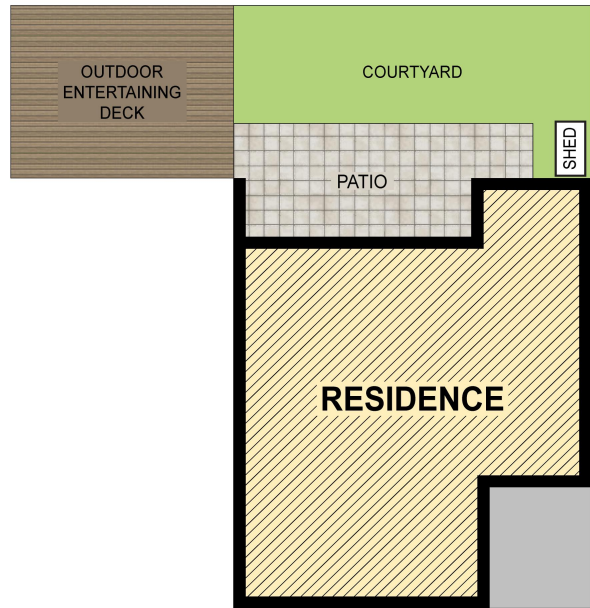
**GROUND FLOOR**



**UPPER FLOOR**



**LOWER FLOOR**



**SITE PLAN (not to scale)**



**1/16 MYERS STREET,  
ROSELANDS**

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