



FOR SALE

IDEAL STARTER HOME OR SMART INVESTMENT

Elevated full brick unit ideal for first-time buyers or investors, situated in a quiet convenient location.

Offering:

- Spacious lounge and dining
- Full kitchen with gas cooktop, oven, and large bench space
- Double bedroom with built-in robe and ensuite bathroom
- Sunny, private balcony with leafy views
- Undercover parking and compact internal laundry
- Leased to reliable tenant
- Boutique complex of 8 units
- Walk to Rosehill Public School (450m), Rosehill Station (750m), Harris Park Station (1.1km)

- Strata: \$690/qtr (approx.)
- Council: \$1338/yr (approx.)
- Water: \$200/qtr (approx.)

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters. Agent declares interest.

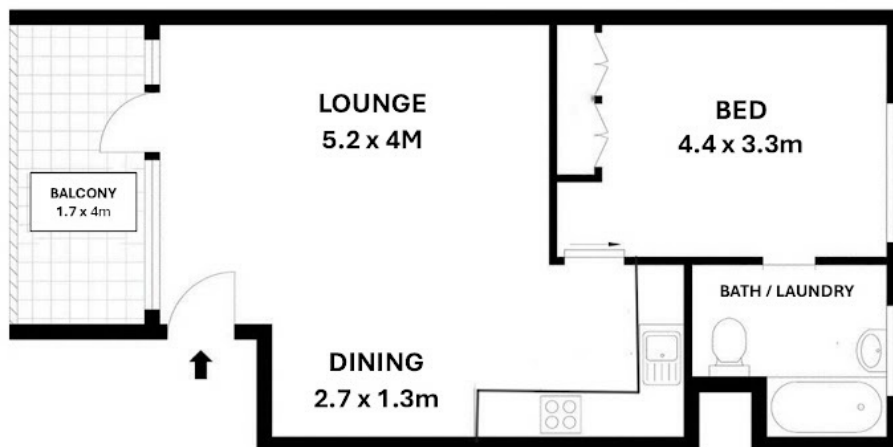
1 BED | 1 BATH | 1 CAR

PRICE:
\$430,000 - \$450,000

OPEN FOR INSPECTION:
N/A

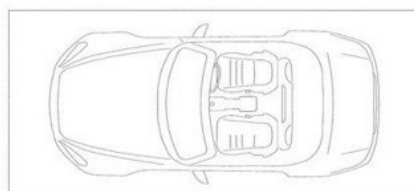


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FIRST FLOOR

CARSPACE



GROUND FLOOR

1/64 Virginia St Rosehill

UNIT 56 SQM
CAR SPACE 14 SQM
TOTAL 70 SQM

Disclaimer: Please note that while the information contained in this floorplan is provided by reliable sources, we cannot guarantee its accuracy. It is intended as a guide only. Interested parties should rely on their own enquiry. Drawing not to scale. Dimensions are approximate.

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