

# Rozelle

## 3/3-5 Gordon Street



### Boutique urban style on the city fringe

Clean lines, streamlined designer finishes and a quality build capture the essence of metro style in this spacious contemporary apartment. Set to the quiet rear of a boutique collection of seven, the two bedroom apartment is tucked away on the edge of Rozelle village, footsteps to a leafy pocket park and just two sets of lights to the CBD. In as-new condition and featuring secure parking on title, the bright and airy apartment opens to a north facing entertainer's balcony and features a master suite and ducted air for year-round comfort.

- Boutique security block, undercover parking, affordable levies
- Stylish contemporary interiors designed for relaxed living
- 2 double bedrooms with built-in robes, master with an ensuite
- Separate living and dining areas open to a glass-fronted balcony
- Sleek Caesarstone gas kitchen and a separate internal laundry



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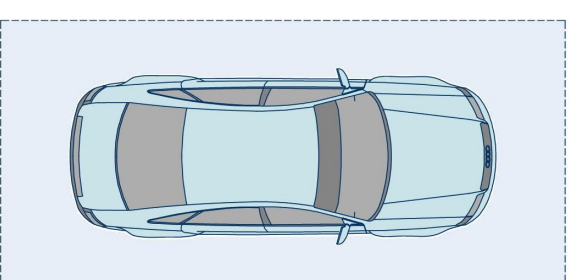
Undisclosed

### ADDITIONAL DETAIL

Council Rates	\$270/qtr (approx)
Strata Fees	\$1,000/qtr (approx)
Water Rates	\$180/qtr (approx)
Type	Apartment
Sold Date	22/10/2020

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**SECURITY  
CARSPACE**  
14m<sup>2</sup>



APPROXIMATE AREAS	
Apartment	90sqm
Parking	14sqm
Store	4sqm
<b>Total</b>	<b>108sqm</b>
OUTGOINGS	
Council Rates	\$270 pq
Water Rates	\$180 pq
Strata Rates	\$1000 pq

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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Annandale Estate Agency Management Pty Ltd (trading as Cobden & Hayson Annandale), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

**cobden & hayson**