

FOR SALE**506/4 Rosewater Circuit, Breakfast Point**

1 1 1

Occupying prime top level position of the impeccable “Magnolia” building, this top floor apartment boasts a large family/dining area and an entertainers balcony with uninterrupted water & parkland views.

Featuring a large bedroom complete with built in, stone bathroom and a luxuriously appointed gourmet kitchen with stainless steel European appliances, this apartment offers a feeling of space and size, that would suit any purchaser or investor.

Including air-conditioning and plenty of storage, the Magnolia building is highly regarded as it sits within the 'Plantations

Price: FOR SALE | CONTACT AGENT**Inspect: 23-05-2024 12:00 PM - 12:30 PM****View: remax.com.au/property-details/R2-4043094****Matt Roffe****M 0421 742 226****RE/MAX KRG, Concord**

District' enjoying a private pool area, BBQ facilities and manicured walkways. Country Club access is included plus storage cage in basement with a prime positioned car space.

Outgoings Per Quarter:

Strata: \$1741.36 (Approx)

Council: \$332.00 (Approx)

Water: \$156.00 (Approx)

Rental \$650.00pw (Contract in place until Nov 24)

Size (Total): 88sqm

- Top Floor Apartment, Large Bedroom with Built-in, Air-conditioning
- Spacious Living Area that opens onto balcony with water views
- Neat designer Kitchen, Gas Appliances, stone top bathroom
- Storage Cage, Secure Garage and Private Pool Complex
- Masses of internal storage with one that could easily be converted into a study nook

Contact Matt Roffe of REMAX Kelly Roffe Group on 0421 742

remax.com.au/

Each office independently owned and operated

PO Box 528, Concord, NSW, 2137

OFFICE 02 9739 6539