



Roselands, NSW
201/98 Payten Avenue

2	2	1
BED	BATH	CAR

MODERN TOP FLOOR APARTMENT

ROSE ON PAYTEN. Built only 5 years ago, this quality two bedroom apartment featuring high end finishes and outdoor entertainment area. Nice aspect, upper level, on the end. Lift access. High ceilings, modern design kitchen, dishwasher, down lights, spit system air conditioning, gas cooking and a gas heater connection. Generous size living adjoins a private outdoor alfresco area. Ensuite and walk-in wardrobe in the master bedroom. European style laundry. Lift and intercom access. Handy location positioned 20 km from Sydney CBD and a close proximity to Roselands Centro Shopping Centre. Close to schools, cafes, parks and easy M5 access. Security basement parking. Low maintenance living in a prized lifestyle address.

\$630,000-\$690,000

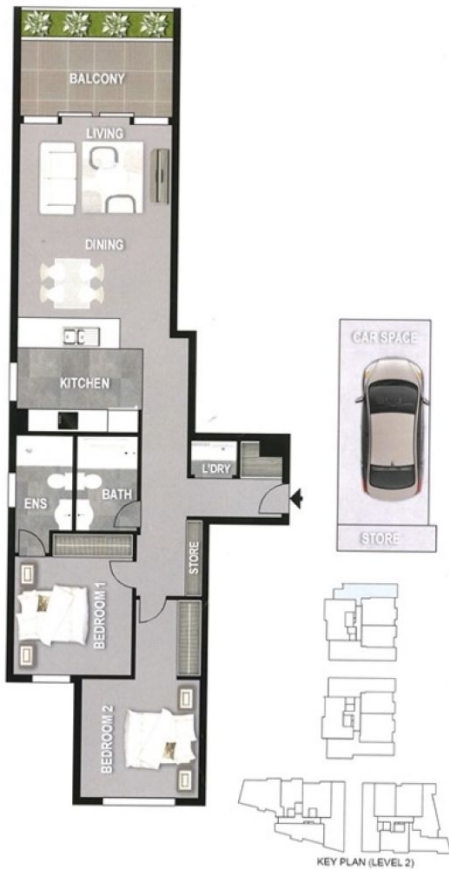
Council Rates: \$360/qtr (approx)

Water Rates: \$817/qtr (approx)

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Type: Apartment

<https://www.spinellirealestate.com.au>



ROSE ON PAYTEN

98 Payten Avenue
Roselands NSW 2196

Apartment A201
201

2 Bedroom
+ Family

AREAS	
Residence	77m ²
Balcony	8m ²
Car Space	13m ²
Storage	2m ²
Total	100m²

Living	4.0 x 5.1
Bedroom 1	3.1 x 3.1
Bedroom 2	3.1 x 3.1
Kitchen	3.3 x 3.0
Ensuite	1.5 x 3.1
Bathroom	1.6 x 2.5
Balcony	4.0 x 2.0



KEY PLAN (LEVEL 2)

NOTE: The plans show our current design only and are subject to change without notice. 1) Floorplan colours are not indicative of actual apartment finishes. 2) Sizes shown are inclusive of wardrobe, cupboard and storage. 3) The size of an apartment or part of an apartment may change by up to 5%. 4) The location of fixtures and fittings may be changed due to the need to comply with the code of technicality of the apartment. 5) Dimensions may vary in location and size. 6) All dimensions shown are measured to the front of walls. 7) Furniture not included. 8) Changes may be made during the development, and dimensions, fittings, finishes and specifications are subject to change without notice. 9) Prospective purchasers must rely on their own enquiries. 10) This brochure is a guide only and does not constitute an offer or contract.

Not to scale
All measurements are approximate
Drawn for presentation purposes only
Floorplan by © Industrie Media

Plans shown are only indicative of layout. Dimensions are approximate.

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