



Rosehill, NSW

81/88 James Ruse Drive

1
BED

1
BATH

1
CAR

 **Guardian**
Property Specialists

Located in the popular Pegasus 88 building, and within walking distance to both Rosehill and Granville train stations, this entry level apartment is the perfect first step in getting in the property market.

- One bedroom with newly fitted built in wardrobe
- Bathroom with neutral toned floor to ceiling tiles
- Kitchen fitted with stainless steel gas appliances
- Floorboards throughout, aircon, security building
- Internal laundry, single car space in secure carpark
- Exclusive resident access to heated pool, and gym

Approximate outgoings per quarter:

Water Rates: \$150

Council Rates: \$180

\$420,000

Council Rates: \$180/qtr (approx)

Water Rates: \$150/qtr (approx)

Strata Fees: \$1,100/qtr (approx)

View: Sat, 21 May 2022 @11:00 am - 11:45 am

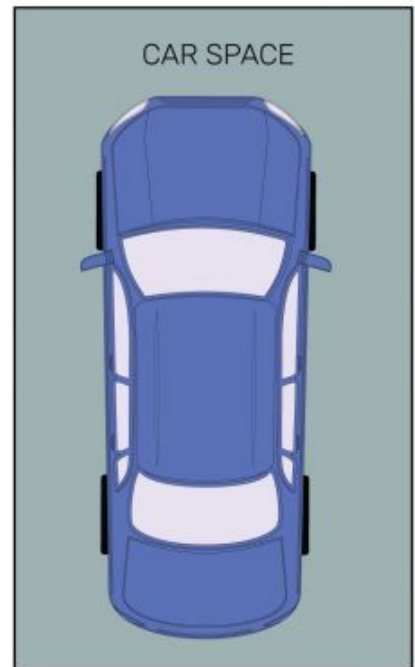
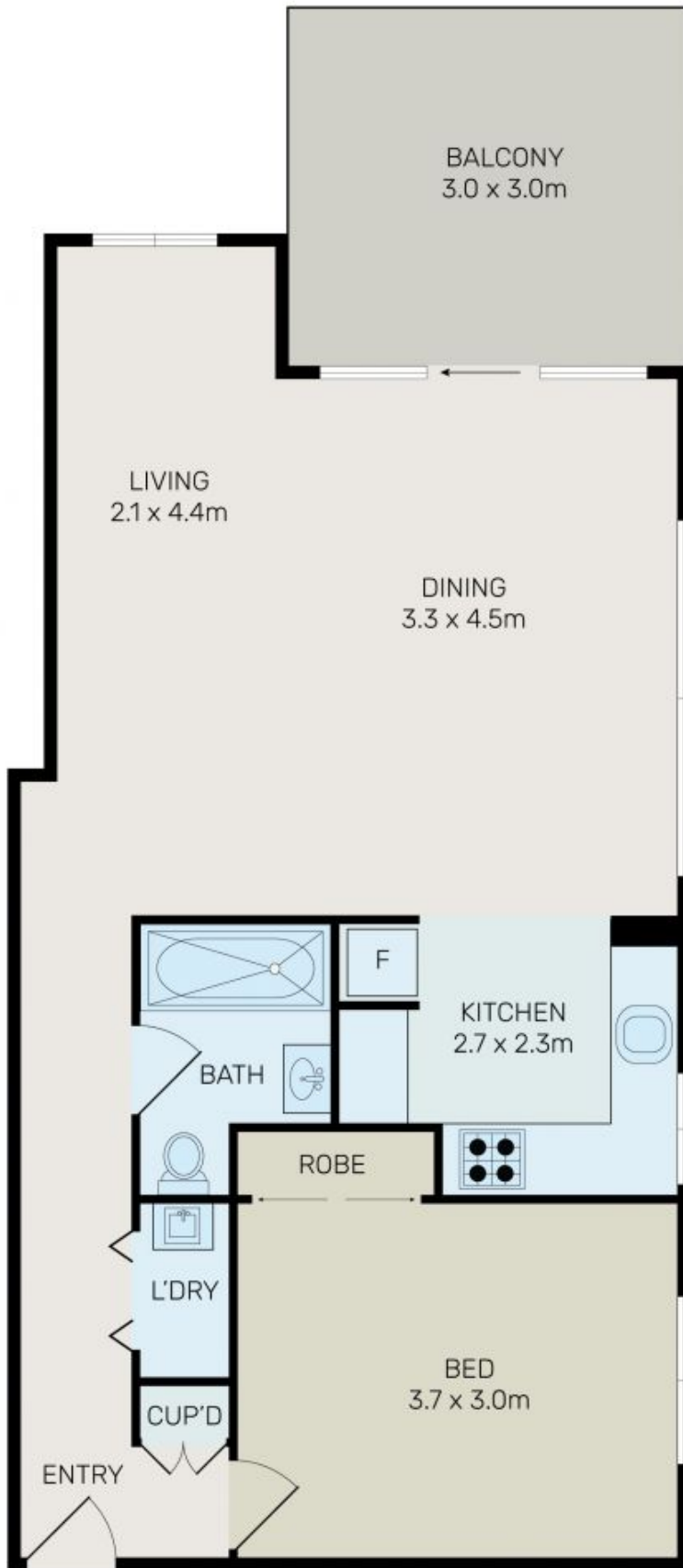
Contact: Roy Halabi
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Rebecca Shamoun

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Type: Apartment

<https://www.gps.properties>



0 Plans shown are only indicative of layout. Dimensions are approximate. 5

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