



8/2a Shirley Road Roseville, NSW

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### Tightly held in village heart with stroll to rail

This light and airy full brick apartment is set in the heart of Roseville, with footsteps to rail, eateries, and retail. Positioned on the first floor of a tightly held strata block of 18 units it presents a rare balance of exceptional space, convenience, and tranquility. The well-designed layout offers distinct bedroom zones with a king-size master, and a full bathroom plus laundry room boosted with natural ventilation. Living spaces and the gas kitchen, and the balcony view the beauty of the landscaped garden.

- 127sqm approx. on title in tightly held full brick and concrete strata building
- Superb for any age group to live in straight away or invest and lease out
- Freshly painted throughout, new carpet to bedrooms, ceiling fans
- Practical L-shape living and dining area, gaspoint to fireplace, flow to balcony
- Eat-in kitchen breakfast bar, gas cooktop, oven, dishwasher, microwave hutch
- Two large bedrooms, king-size main, built-in robes to both, large windows
- Fully tiled bathroom, bath + shower, separate powder room, internal laundry
- Lock up garage with over-height ceiling with scope to add a storage loft

Price:

Contact Agent



**Andrew Braid**

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8/2A Shirley Road  
Roseville

STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.