

23 Ludgate St, Roselands, NSW 2196

Sold - \$1,185,000

Duplex 4  3  1 



## The Perfect Family Home

This full brick entertainer's duplex is perfectly positioned in one of Roseland's quieter streets. With its open plan layout and quality finishes, this duplex allows the perfect balance between family living and entertainment. Located just minutes' drive to Roselands shopping centre, leisure and aquatic centre, parks and schools, this duplex tick's all the boxes!

**Open for Inspection**

By Appointment.

### Features Include:

- 4 Large bedrooms, 3 fitted with built -in wardrobes
- Main bedroom includes en-suite and walk-in wardrobe with a private balcony
- Main bathroom includes a freestanding bath with a separate powder room located downstairs
- Contemporary kitchen complete with 40mm Caesar stone bench and island bench top
- Stainless Steel SMEG Appliances – 900mm gas cooktop with oven, dishwasher and built in microwave
- Separate living area upon entry
- Generous sized open plan family/dining room flowing outside to the covered, tiled alfresco area
- Large kitchenette with built in BBQ
- Ducted air-conditioning and energy saving LED downlights throughout
- Security alarm system with intercom

Please note: Agents interest is being marketed for sale.

### Listed By

Jason Mikhail  
Phone: (02) 8732 5100  
Mobile: 0404 869 870

Tony Skaf  
Phone: (02) 8732 5100  
Mobile: 0402 431 722



Floorplan

