



512/19 George Julius Avenue, Zetland NSW 2017



Oscar Mao

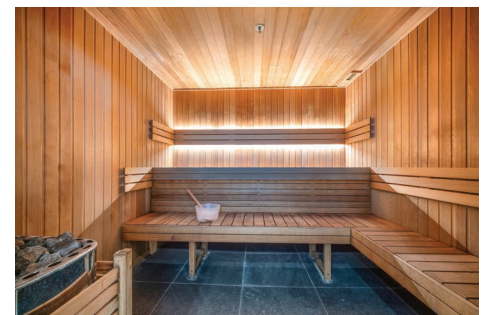
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Near-New Modern Living in the Heart of Zetland

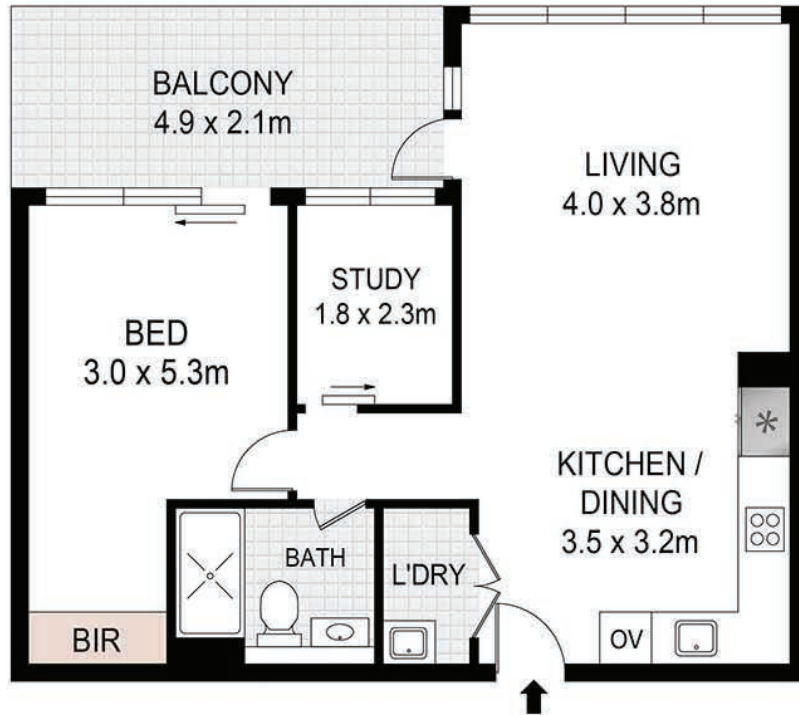
Experience the pinnacle of urban sophistication in the sought-after "Allegra" development. This oversized one-bedroom apartment, complete with a versatile room-sized study, offers a seamless blend of contemporary design and resort-style luxury. Maintained in near-new condition, it presents a turnkey opportunity for first-home buyers and savvy investors alike.

Apartment Features

- **Modern Open-Plan Living:** Sun-drenched interiors featuring high ceilings and floor-to-ceiling windows that flow effortlessly onto a private balcony.
- **Designer Kitchen:** Sleek stone benchtops paired with premium Bosch stainless steel appliances, integrated gas cooking, and ample cabinetry.
- **Master Suite:** Spacious bedroom featuring plush carpet & mirrored built-in wardrobes.
- **Versatile Room-Sized Study:** A dedicated, enclosed space perfect for a professional home office, nursery, or creative studio.
- **Contemporary Bathroom:** Elegant finishes with a frameless glass shower and integrated LED lighting.
- **Comfort & Convenience:** Internal laundry with dryer, ducted air-conditioning, and secure inter-com access.

Unbeatable Location

- | | |
|--------------------------------|--------------|
| • Green Square Public School | approx. 650m |
| • Dry Green Park | approx. 800m |
| • Green Square Train Station | approx. 1Km |
| • Green Square Library | approx. 1Km |
| • Gunyama Park Aquatic Centre | approx. 600m |
| • East Village Shopping Centre | approx. 400m |
| • New Council Community Park | 50m |



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DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

 **TRIO PROPERTY AGENCY**

Outgoings:

Strata levy: approx. \$1,509 per quarter
 Water rate: approx. \$180 per quarter
 Council rate: approx. \$320 per quarter

Rental estimate:

\$900-\$990 per week



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