



G09/39-47 Mentmore Avenue Rosebery NSW

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Nestled within the exclusive "Gusto" complex in Rosebery, this impeccably designed ground-level apartment epitomizes refined urban living with a touch of serene sophistication. Thoughtfully crafted with dual-facing aspects, it ensures a harmonious balance of natural light and privacy, offering an inviting sanctuary in the heart of one of Sydney's most vibrant enclaves.

A leisurely stroll will take you to the renowned Green Square Station, boutique shopping options, and a myriad of transport links. Around the corner lies The Cannery, a gourmet and lifestyle haven, home to celebrated destinations such as Three Blue Ducks, Archie Rose Distillery, and the iconic Black Star Pastry. Immerse yourself in a lifestyle of luxury with acclaimed restaurants

[For full version visit the website](https://www.bmerealestate.com.au)

Type : Apartment
Price : \$830,000 To \$860,000
Building Size : 104 sqm
View : <https://www.bmerealestate.com.au/sale/nsw/eastern-suburbs/rosebery/residential/apartment/8153267>



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Office of the Registrar-General / Reg:0106011 / Ref:0106211000

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STRATA PLAN FORM 2 (A3)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 4 of 8 sheets

GROUND FLOOR



NOTES:

CP ~ COMMON PROPERTY
CY ~ COURTYARD
PB ~ PLANTER
P ~ PLANTER (COMMON PROPERTY)

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN
THE STRATUM OF THE COURTYARDS AND PORCHES ARE LIMITED IN HEIGHT TO 2.5 ABOVE
ITS RESPECTIVE UPPER HARSTAND SURFACE UNLESS COVERED WITHIN THIS LIMIT
THE STRATUM OF THE PLANTER BOXES DENOTED (PB) ARE LIMITED IN DEPTH 15 BELOW
AND IN HEIGHT TO 2.5 ABOVE THEIR RESPECTIVE GROUND FLOOR LEVEL UNLESS COVERED
WITHIN THIS LIMIT

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE
OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 2015

Surveyor: SCOTT PETER LINDSAY LORD
Surveyor Ref: 41087-43547SP
Subdivision No:
Lengths are in metres. Reduction Ratio 1: 250

Registered:
6.6.2017

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BASEMENT LEVEL
(CAR PARKING PLAN)



NOTES:

CP ~ COMMON PROPERTY
MC ~ MOTORCYCLE SPACE (CP)
S ~ STORAGE
SV ~ SERVICE VEHICLE (CP)
VP ~ VISITOR PARKING (CP)
W/C ~ WATER CLOSET (CP)

— Prolongation of Centreline of Column
— Prolongation of Face of Column
— Prolongation of Structure
ALL ANGLES ARE 90° UNLESS SHOWN OTHERWISE

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE
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THE STRATUM OF THE CARSPACES ARE LIMITED IN HEIGHT TO 2.5m ABOVE THEIR
RESPECTIVE UPPER HARSTAND SURFACE EXCEPT WHERE COVERED WITHIN THIS LIMIT

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