



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](#)

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>

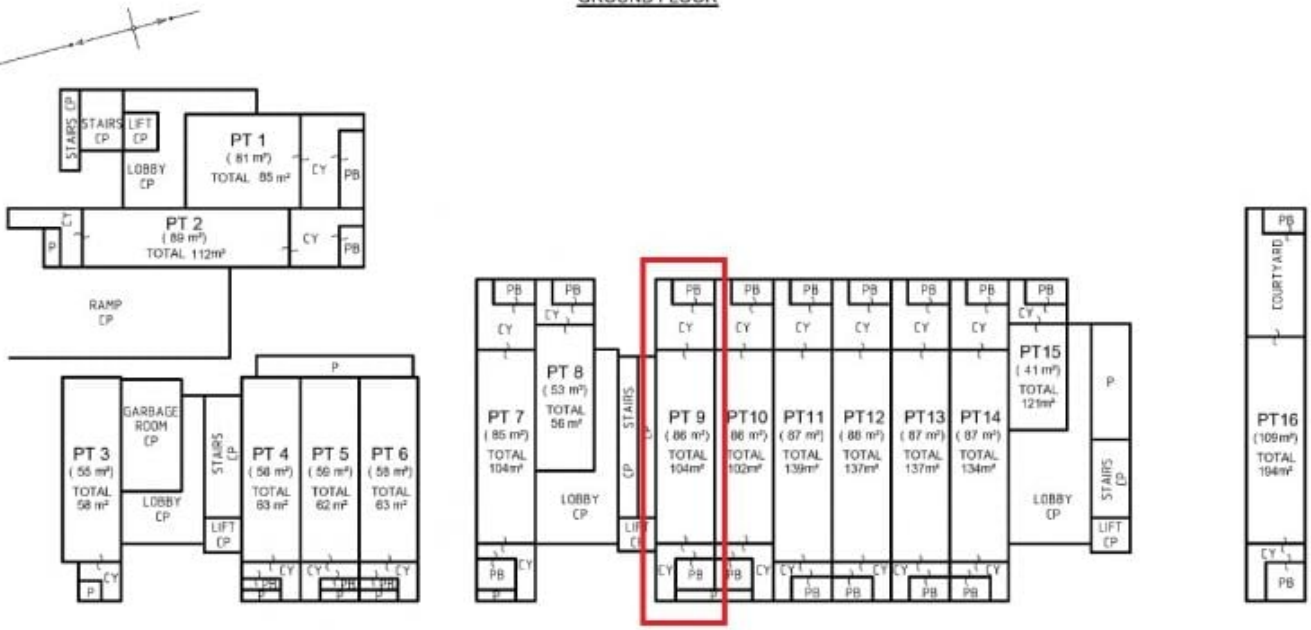


John (junjie) Zhu
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Jerry (shijun) Zhao
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GROUND FLOOR



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 HARDSTAND 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

NOTES:

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

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

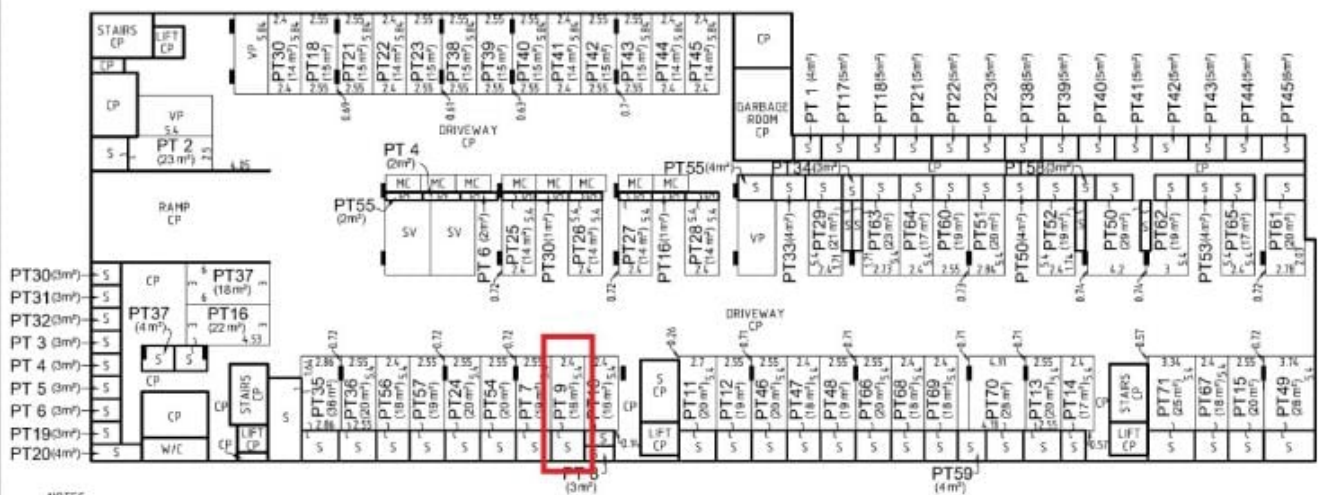
Surveyor: SCOTT PETER LINDSAY LORD
 Surveyor Ref: 41087-43547SP
 Subdivision No:
 Lengths are in metres. Reduction Ratio 1: 250

Registered:
 6.6.2017

SP90853

184791 / DocID: 6090853 P / Rev: 08-Jun-2017 / NW 105 / Pgs: 001 / Pct: 11-Sep-2024 09:38 / Req: 4 of 13
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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

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THE STRATUM OF THE CARSPACES ARE LIMITED IN HEIGHT TO 2.5m ABOVE THEIR
 RESPECTIVE UPPER HARDSTAND SURFACE EXCEPT WHERE COVERED WITHIN THIS LIMIT

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