

Rozelle

1 Callan Street



\$1.308m

Vintage classic in popular park side enclave

Take inspiration from the transformation of neighbouring homes and realise the full potential of this charming vintage classic. A breezy stroll down to waterfront parks and the Bay Run, this freestanding cottage has been lovingly held by one owner for almost a century and offers a wonderful canvas for creative revival. Walk to Darling Street village, weekend markets and city transport.

- Newly refreshed interiors retain their retro charm
- 3 bedrooms, a vintage bathroom and extra W.C.
- Living room and bright dine-in kitchen, sep laundry
- Cottage garden with a patio and sunny northerly aspect
- Newly painted, ducted air con for year-round comfort
- Level block with secure side access, 100m to parkland
- Fantastic urban village setting, quick commute to the city
- Make your mark and explore the scope for renovation



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ADDITIONAL DETAIL

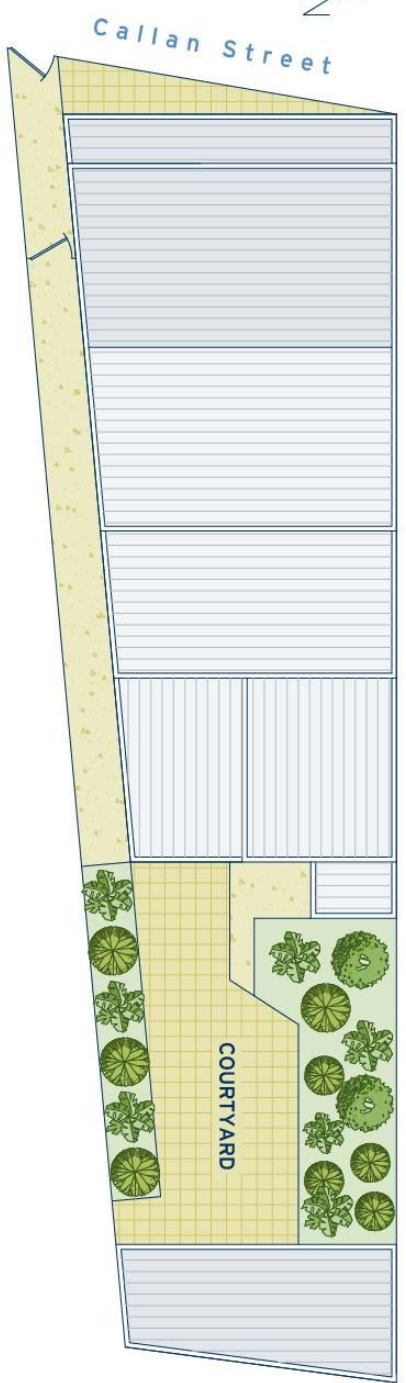
Council Rates	\$384/qtr (approx)
Water Rates	\$277/qtr (approx)
Type	House
Sold Date	11/02/2017
Land	161 Square Metres

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SITE PLAN



APPROXIMATE AREAS	
Internal Floor/space	70sqm
Studio/Store	12sqm
External	77sqm
Land Size	161sqm
OUTGOINGS	
Council Rates	\$384 pq
Water Rates	\$277 pq

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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.