

Rozelle

15 Catherine Street



\$1.65m

Classic cottage of timeless appeal

This captivating freestanding cottage combines warmth and character with quality fittings and a timeless renovation in a coveted village setting. Light-filled open plan living areas open to a private deck and landscaped gardens. Situated on an elevated 245sqm block on a quiet street yet moments from Darling Street's thriving hub, this property holds immense appeal and future potential.

- 3 double beds, 2 with built-in robes
- Light filled indoor/ outdoor entertaining
- Chic marble kitchen with quality appliances
- Large attic, potential to extend (STCA)
- Fireplace, air-conditioning, underfloor heating


3

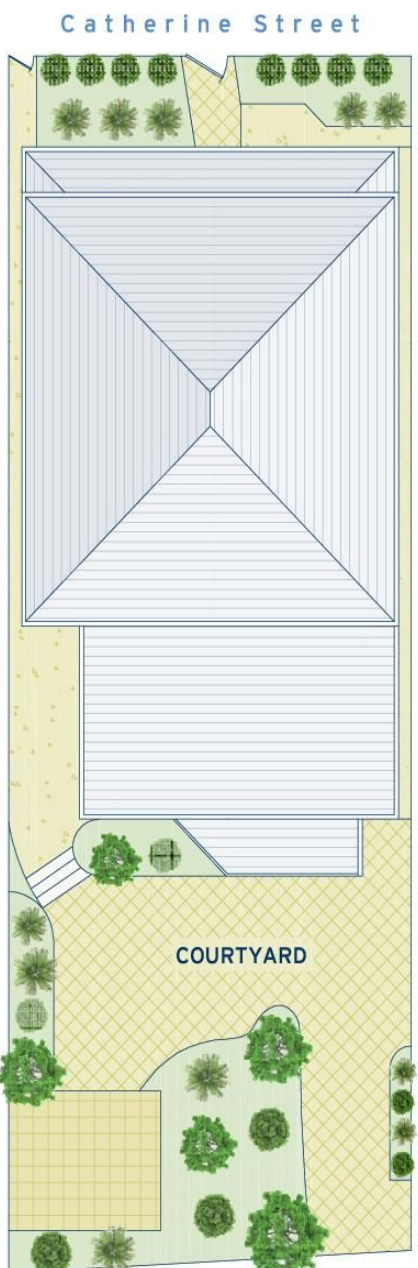

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ADDITIONAL DETAIL

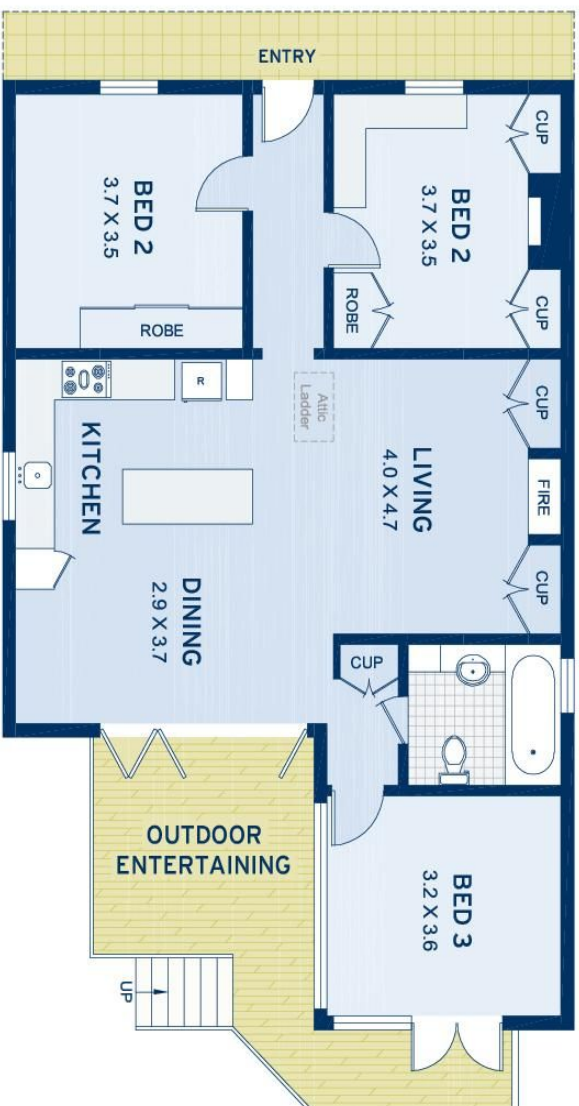
Council Rates	\$460/qtr (approx)
Water Rates	\$199/qtr (approx)
Type	House
Sold Date	03/09/2015
Land	251 Square Metres

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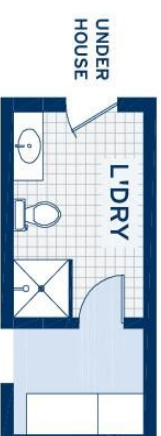
SITE PLAN



ENTRY LEVEL



LOWER LEVEL



APPROXIMATE AREAS	
Internal Floorspace	92sqm
L'dry & W'shop	10sqm
Attic Store	14sqm
External	159sqm
Land Size	251sqm
OUTGOINGS	
Council Rates	\$460 pq
Water Rates	\$199 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.

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