

Rozelle

17 Mackenzie Street



\$1.475m

A sandstone treasure ripe for revival

Be inspired by the beautiful original features and wealth of charm offered by this double-fronted sandstone cottage and explore the potential for creative revival. Tucked away in a quiet peninsula street just 3km to the CBD and a short stroll to Rozelle village, the three-bedroom home opens to a private courtyard garden and captures views over the Anzac Bridge from the lofty upper level.

- Signature sandstone cottage built c1890, 8m frontage
- Fluid living and dining rooms with original fireplaces
- Open plan kitchen and casual living leads to the garden
- 3 double bedrooms, loft-style upper level retreat
- Exposed sandstone walls, Kauri floors, huge potential
- Tidy bathroom and internal laundry, rainwater tanks
- 450m walk to the village hub and Rozelle Public School
- Easy commute to the city, footsteps to Stimson Reserve


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ADDITIONAL DETAIL

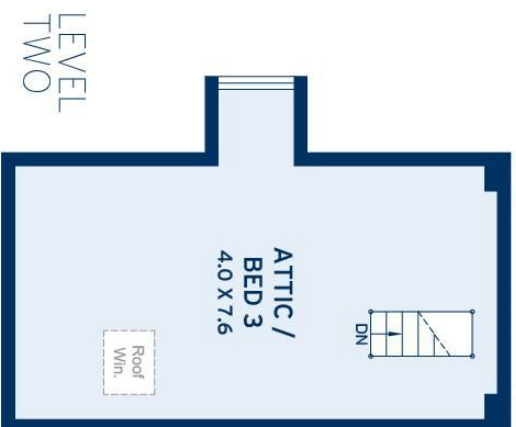
Council Rates	\$462/qtr (approx)
Water Rates	\$191/qtr (approx)
Type	House
Sold Date	15/03/2018
Land	192 Square Metres

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LEVEL
ONE



APPROXIMATE AREAS	
Internal Floor Space	133sqm
External	112sqm
Land Size	198sqm
OUTGOINGS	
Council Rates	\$462 pq
Water Rates	\$191 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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