

# Rozelle

## 14 Prosper Street



\$1.2m

## Classic charm in a city fringe hotspot

Make your mark on this classic terrace and enjoy the best of village living and urban convenience in the heart of Rozelle. Capturing city views from the upper level, the two-bedroom home is tucked away in a quiet enclave behind the buzz of Darling Street and just over 3km the CBD. Built c1910, the two-storey home is comfortable as is with superb scope for transformation into a stylish city fringe home.

- High side of the street, 200m to the heart of Rozelle village
- Study / 3rd bedroom on upper level capturing city views
- 2 double bedrooms, original fireplaces and high ceilings
- Tidy kitchen and an internal laundry, in/outdoor living
- Private walled courtyard with a sunny north-west aspect
- An ideal market entry with scope to renovate/add value
- Stroll to Rozelle Public School, weekend markets, cafes
- Peninsula side of Rozelle, walking distance to the CBD

  
2

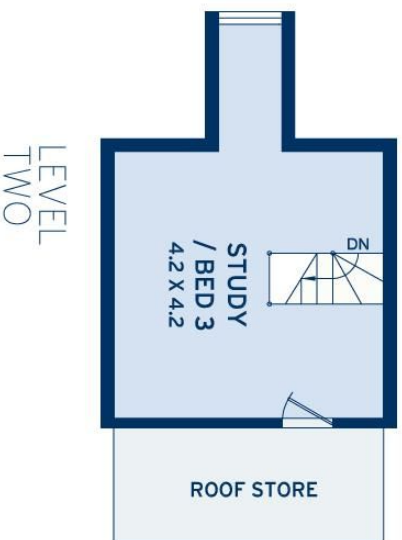
  
1

### ADDITIONAL DETAIL

Council Rates	\$400/qtr (approx)
Water Rates	\$191/qtr (approx)
Type	House
Sold Date	05/05/2018
Land	121 Square Metres

**Danny Cobden**  
0411 144 210  
danny@ch.com.au

**Ada Mastronardo**  
0410 698 019  
ada@ch.com.au



APPROXIMATE AREAS	
Internal Floor/space	85sqm
Store	8sqm
External	54sqm
Land Size	121sqm
OUTGOINGS	
Council Rates	\$400 pq
Water Rates	\$191 pq

**Rozelle**  
14 Prosper Street

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.

cobden & hayson