

Rozelle

11 Prince Street



Undisclosed

Presenting incredible value and opportunity

Embracing a private elevated setting, this classic freestanding 9m frontage Victorian home combines classic grandeur with designer flair. The two-storey home is a beautifully reinvented sanctuary ready to provide an enjoyable family lifestyle. Located footsteps to leafy O'Conner Reserve, in a secluded cul-de-sac, and a stroll to city buses, good schools, cafes and restaurants.

- 4 bedrooms plus optional 5th/study, main with walk-in-robe
- Large living room with marble fireplace leading to dining room
- Open plan living flowing to private outdoor entertaining
- Designer kitchen with stone benchtops and Miele appliances
- Blackbutt floors, pressed metal ceilings, renovated bathroom
- DA approved architectural plans to further extend and enhance
- 500m to Rozelle Public School, rapid commute to CBD

		
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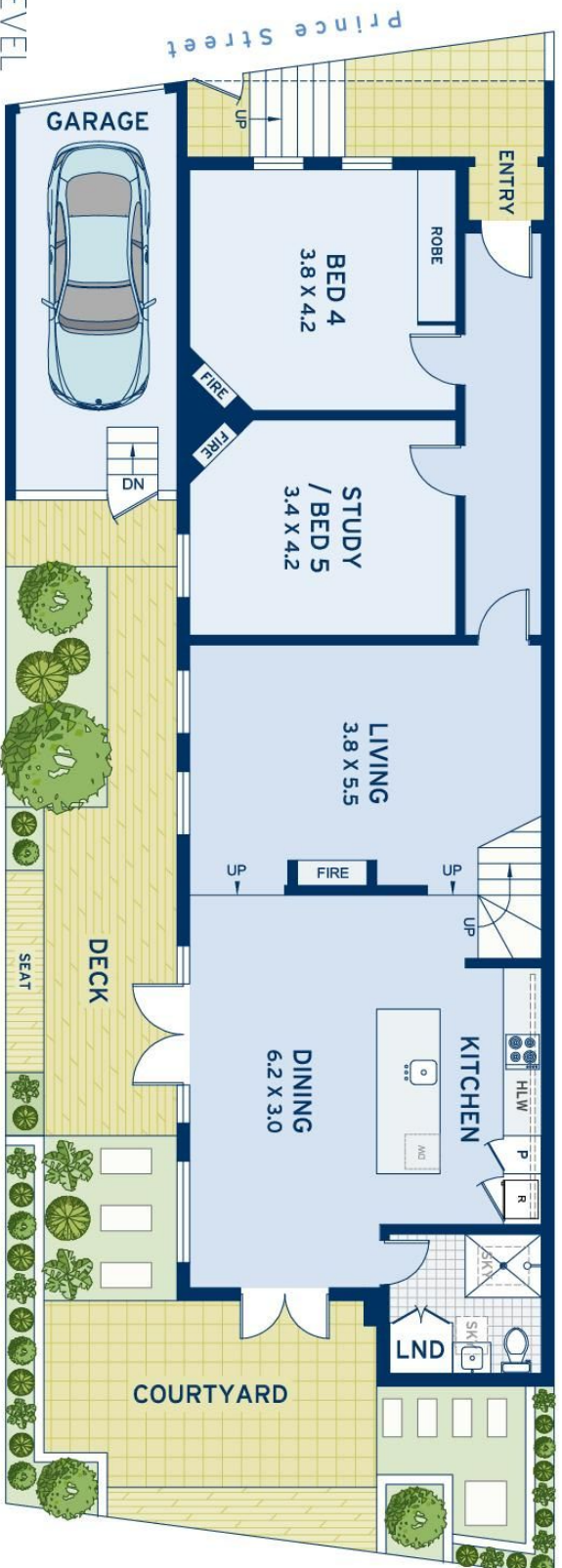
ADDITIONAL DETAIL

Council Rates	\$570/qtr (approx)
Water Rates	\$283/qtr (approx)
Type	House
Sold Date	21/06/2018
Land	210 Square Metres

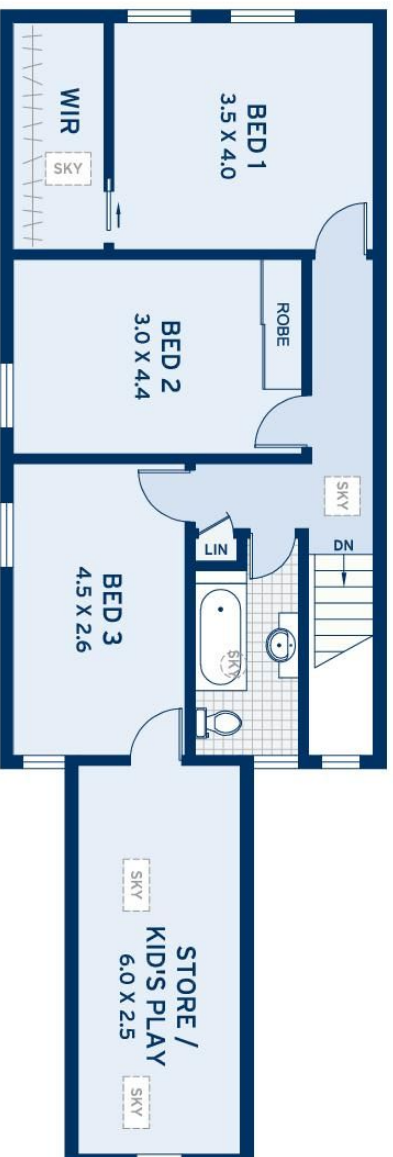
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LEVEL ONE



LEVEL TWO



APPROXIMATE AREAS	
Internal Floor/space	175sqm
Garage	16sqm
External	74sqm
Land Size	210sqm
OUTGOINGS	
Council Rates	\$570 pq
Water Rates	\$283 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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