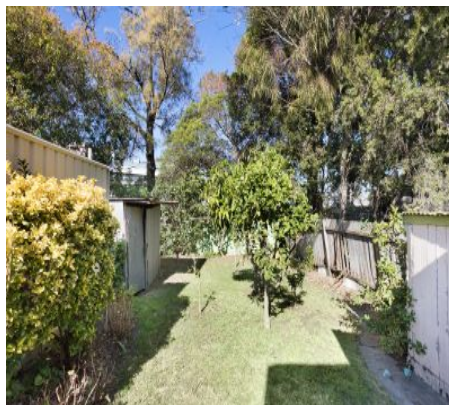


Rozelle

146 Evans Street



Undisclosed

This house needs work

Explore the enormous potential offered by this original character cottage and capitalise on its unusually large 278sqm block and fantastic city fringe location. Backing onto child-friendly O'Connor Reserve, this two-bedroom cottage is on the market for the first time in over half a century and opens out to a huge garden. Make your mark and realise the full potential of this large landholding.

- Blank canvas ready for transformation, huge sunny garden
- Freestanding to the northern side, unusually large block
- Classic proportions, original features in need of restoration
- Scope to open out the rear and ample room to extend STCA
- 500m to Rozelle Public School and Darling Street village
- Easy access to the harbour and city, just 3.5km to the CBD
- Established garden backs onto leafy O'Connor Reserve
- A prime development site, in need of complete renovation


2


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ADDITIONAL DETAIL

Council Rates	\$502/qtr (approx)
Water Rates	\$192/qtr (approx)
Type	House
Sold Date	13/09/2018
Land	278 Square Metres

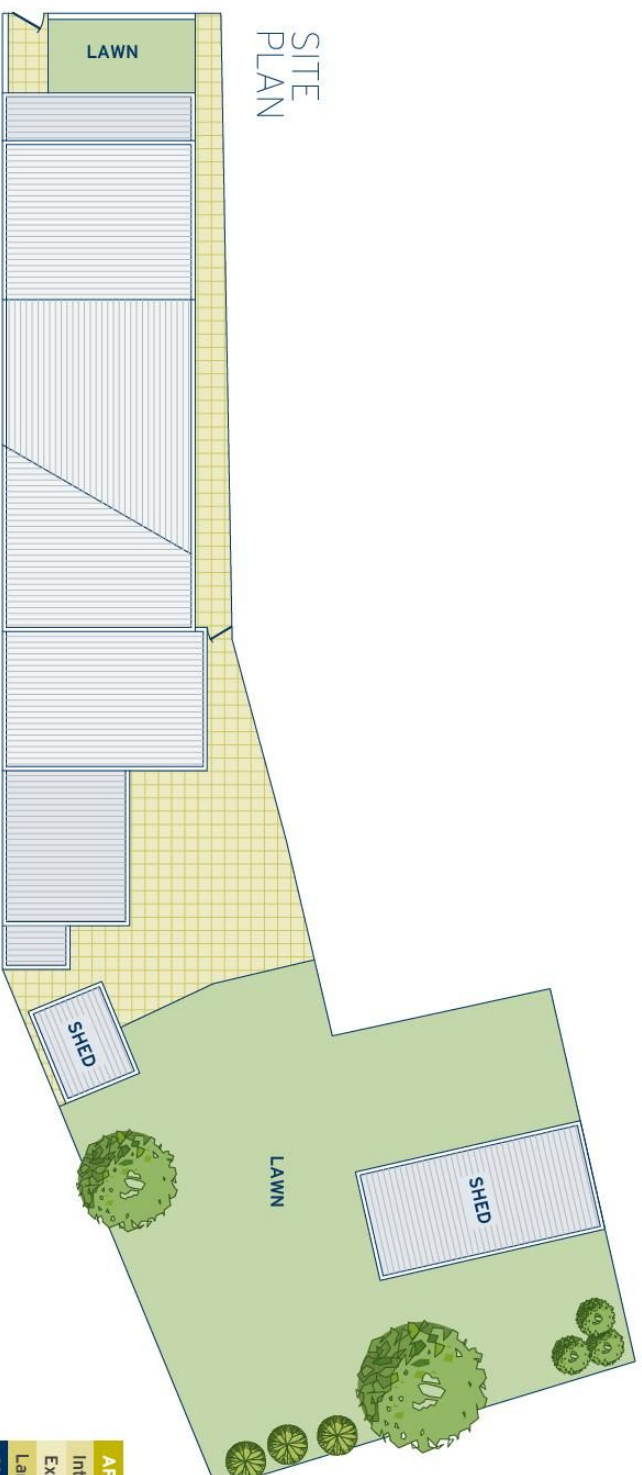
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Evans Street

SITE
PLAN



APPROXIMATE AREAS	
Internal Floor Space	85sqm
External	193.2sqm
Land Size	278.2sqm
OUTGOINGS	
Council Rates	\$502 pq
Water Rates	\$192 pq

Rozelle
146 Evans 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