

Rozelle

154 Evans Street



Undisclosed

Park-side semi packed with potential

Discover so much more than meets the eye in this spacious semi that adjoins O'Connor Reserve and opens to a deep fully fenced backyard. Inside original timber floors and high ceilings adorn the generous rooms that hold an abundance of potential to renovate or extend into the roofline (STCA). Freestanding to the north-east, its well-connected setting is steps to the bus, local cafes, Rozelle Public and Rozelle's Darling Street.

- Full brick semi, generous front terrace, 240sqm block
- High ceilings, timber floorboards, some ceiling roses
- Central spacious living room, gas bayonet for heating
- Neat and tidy eat-in kitchen boasting a gas cooktop
- Master with boarded-up fireplace and chimney in place
- Over-sized second bedroom, large bathroom, laundry
- Large child-friendly backyard, gate opens to the park
- Explore its abundance of potential to transform (STCA)

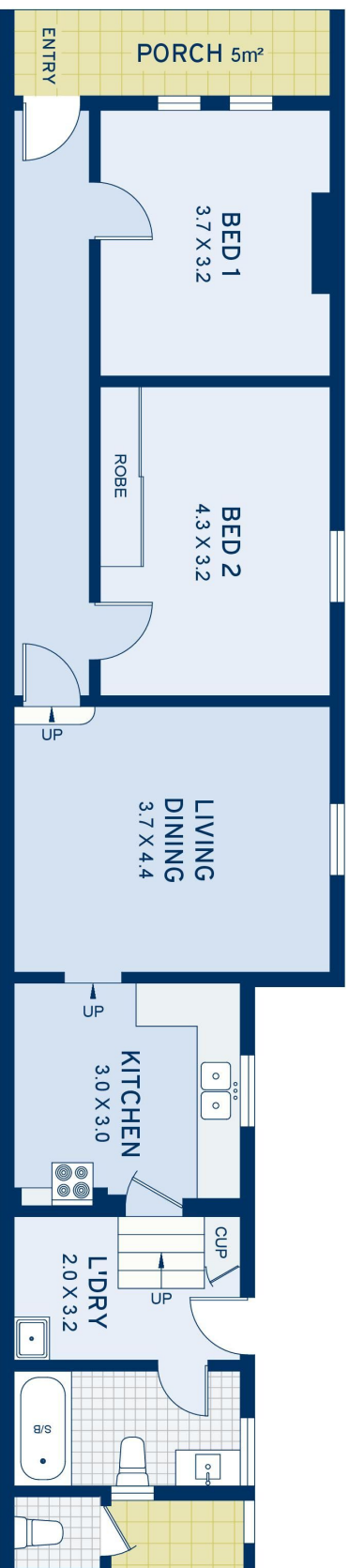
 
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ADDITIONAL DETAIL

Council Rates	\$530/qtr (approx)
Water Rates	\$167/qtr (approx)
Type	House
Sold Date	13/11/2020

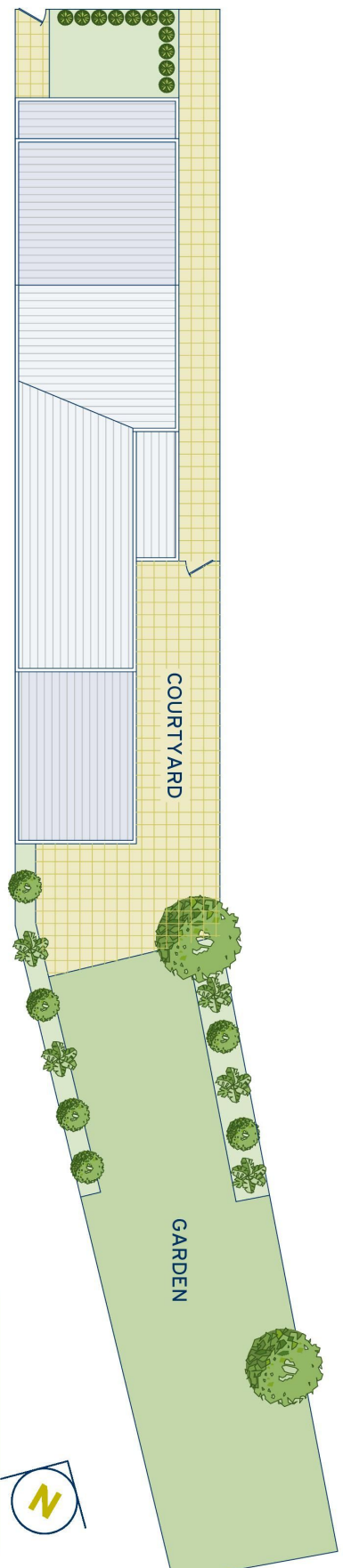
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Evans Street

SITE
PLAN



APPROXIMATE AREAS	
Internal FloorSpace	77 sqm
External	163 sqm
Land Size	240 sqm
OUTGOINGS	
Council Rates	\$530 pq
Water Rates	\$167 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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