



38 First Avenue Rodd Point, NSW

5 2 1

## Live by the Bay

Be the first to inspect, this family home which showcases modern finishings throughout to allow a comfortable lifestyle for the entire family.

Set over two expansive levels with multiple living areas, which provides ample room for the family to live, grow and entertain with supreme privacy. The lower level boasts two large bedrooms, new bathroom, spacious open plan living areas & separate dining room with a contemporary kitchen.

As you make your way to the upper level you will find a brand new bathroom & four large bedrooms that can be easily used as further living space if required.

Set on 366.7 sqm (approx.) block with a Northerly rear aspect that offers your own sun-drenched private oasis. Another great feature of this excellent home is the wide driveway with access to a large lock up garage and multiple space for off-street parking.

Located only a stone throw away from the water's edge, the famous Bay Run and an array of public transport facilities, this home is a must to inspect!

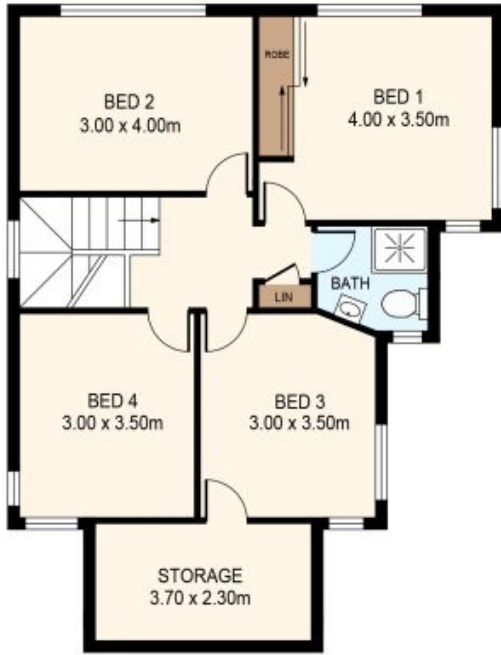
- Spacious 5 bedroom family home, ready to move in
- Two new bathrooms, modern contemporary kitchen
- LUG with wide driveway, block is 366.7 sqm (approx.)
- Large open plan living areas, Northerly rear aspect
- Close to Bay Run, transport, parks and water's edge

**Price:** SOLD | Time Realty  
**Council Rates:** \$440.00 p/q  
**Water Rates:** \$172.00 p/q

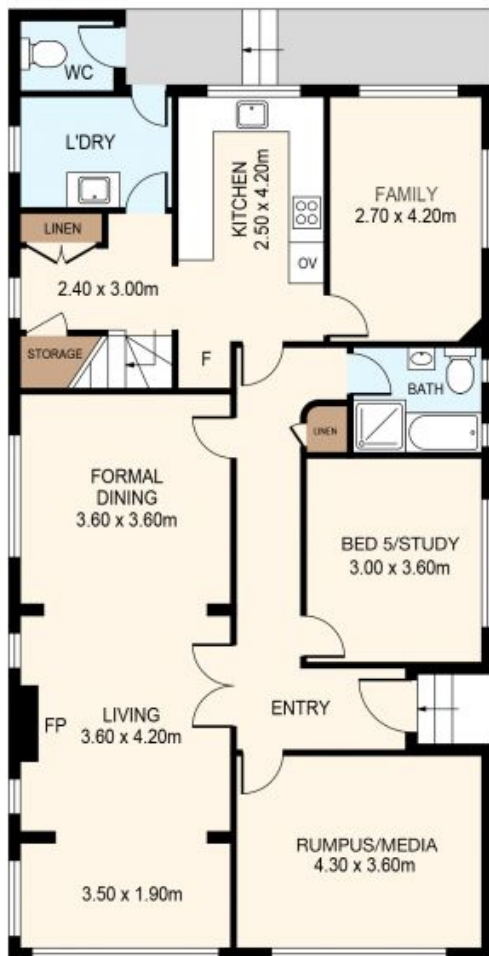
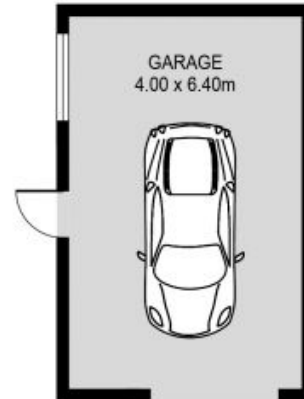
**Adam Scappatura Frank Settineri**

0413 355 481

0414 889 319



FIRST FLOOR



GROUND FLOOR



SITE PLAN  
(NOT TO SCALE)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

**38 First Ave RODD POINT**

EST. 1979  
**time**