



11 Princess Avenue Rodd Point, NSW



## SOLD ~ Convenient and Prized Bayside Location

An exciting opportunity to purchase in a prized and convenient bayside location. Here is a 1930's 'Art Deco' full brick home set on a level 354.1 sqm approx. portion of land. Move in, renovate to taste, add a second storey or build your dream home (STCA).

All the lifestyle offerings of this popular and convenient suburb are there to be enjoyed which represents added value. The home is situated within a short walk to the sparkling waters of Iron Cove, City and Suburban buses, the famous 'Bay Run' and Rodd Point village shops.

Currently the home comprises of 2 double bedrooms with built-ins. The main also has a bay window. There are separate lounge and dining rooms, a gas kitchen with dishwasher, a tidy bathroom with shower and bath plus a utility room.

Includes a reverse cycle air conditioner, 3 ceiling fans, Foxtel connection and a second W.C. A sparkling in ground solar heated swimming pool plus a wide driveway to a lock up garage completes the picture.

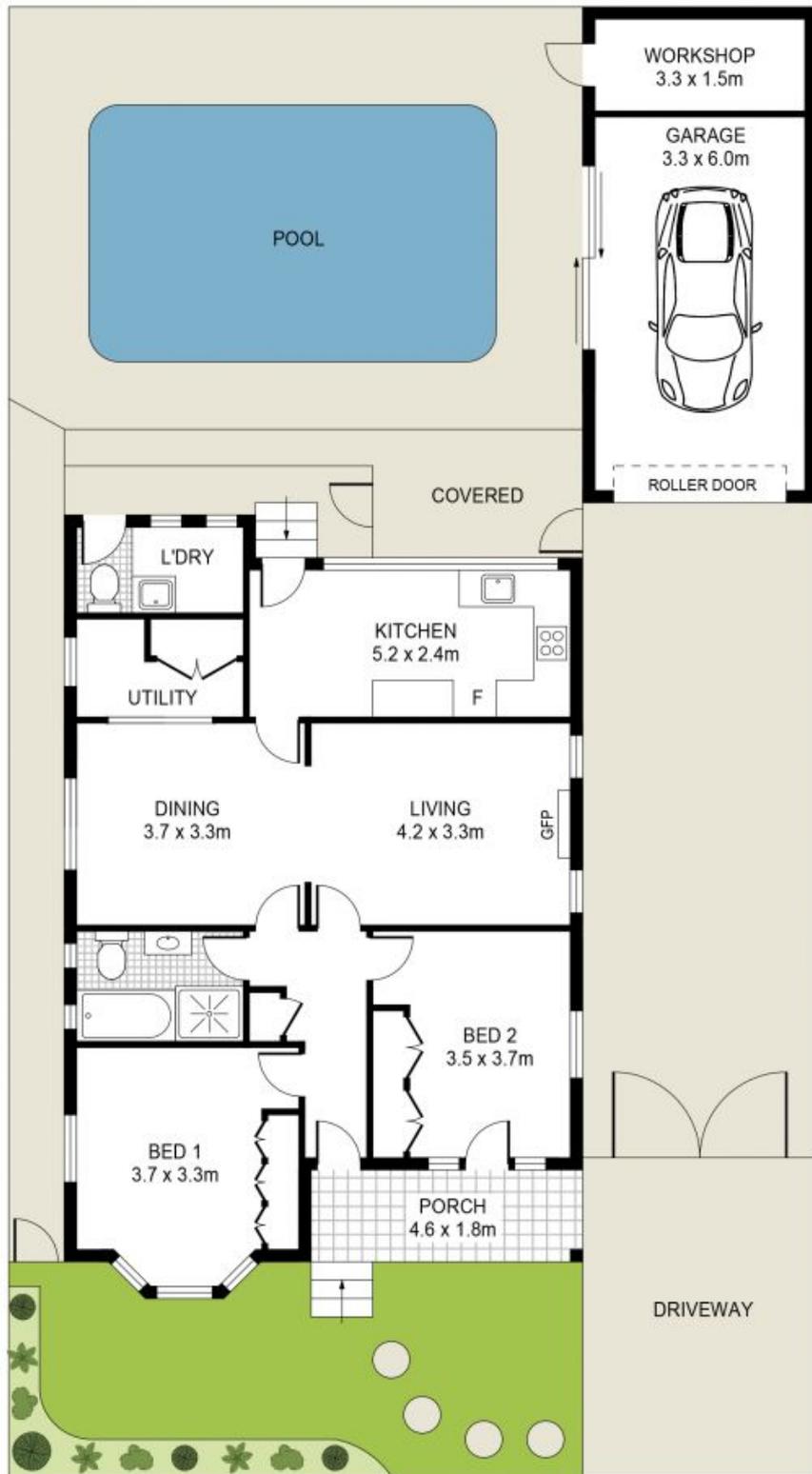
Original features include high patterned ceilings, lovely woodwork such as door jambs, doors and skirting boards plus there are timber ...

- Lovely 1930's 'Art Deco' full brick home set on a level 354.1 sqm approx. portion of land
- Move in, add a second storey or you can build your own dream home (STCA)
- 2 double beds, b/ins, separate lounge and dining, gas kitchen, dishwasher, tidy bath
- Sparkling solar heated in ground swimming pool, wide side driveway, lock up garage
- A rare offering, a fabulous location, here is a wonderful opportunity! Be ready!

**Price:** SOLD | Time Realty  
**Council Rates:** \$391.00 p/q  
**Water Rates:** \$148.00 p/q

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



11 Princess Avenue  
RODD POINT

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