



53 Alfred Street Rozelle, NSW



4



3



3

## Unlock Your Dream Home Potential on a 337.4sqm Land Parcel

Discover a unique chance to elevate your lifestyle with this exceptional property ? a substantial 337.4 sqm land parcel showcasing approved plans for an exquisite new luxury residence.

**Price:** SOLD | Time Realty

**Council Rates:** \$647.50 p/q

**Water Rates:** \$196.00 p/q

Featuring an existing 4-bedroom house, this property reveals the exciting potential to create future value by constructing a new 5-bedroom sanctuary, complete with generously appointed living spaces, strategically designed bathrooms, secure lock-up garage and more.

Seize this opportunity to shape your lifestyle. Reach out to Adam Scappatura and embark on a journey to unlock the extraordinary possibilities of this property.

### Key Features:

- Embrace the ample space provided by the expansive 337.4 sqm land, offering a blank canvas for your vision
- The property comes with pre-approved plans, streamlining the path to realize your dream home without delay
- With a versatile 9.75-meter frontage, this property provides numerous possibilities for your creative aspirations
- Enjoy easy access to schools, transportation options, and the vibrant Darling Street precinct, ensuring a seamless urban lifestyle
- Anticipate the pleasure of soon-to-be-opened Rozelle parklands, offering a refreshing natural retreat in the heart of the urban environment
- This property offers the versatility to inhabit now, embark on a knockdown and rebuild project, or even consider immediate rental options

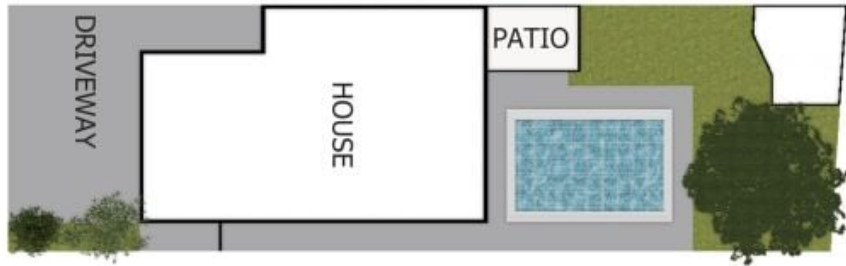
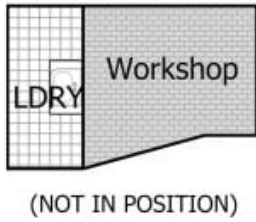
\*\*All information in this document has been gathered from various third-party sources we believe to be reliable; however, we cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries.

**Adam Scappatura** **Frank Settineri**

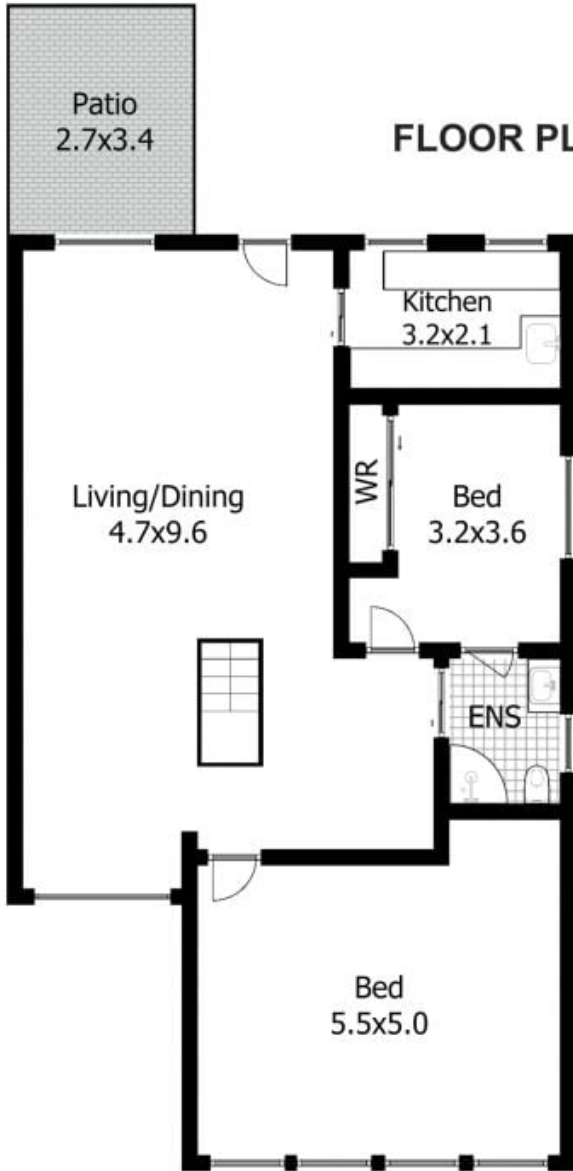
0413 355 481

0414 889 319

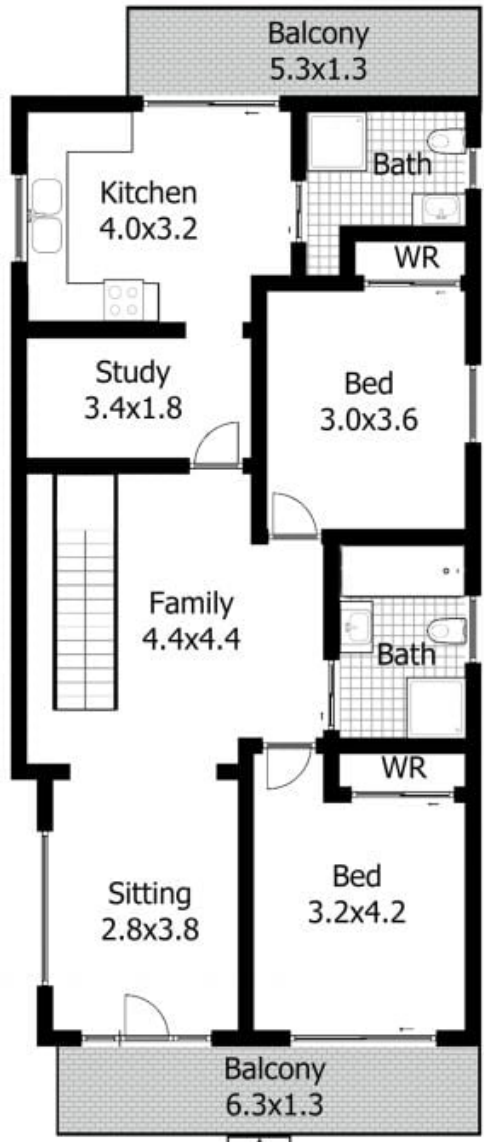
### SITE PLAN



### FLOOR PLAN



LOWER LEVEL



UPPER LEVEL

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



53 Alfred St  
ROZELLE

EST - 1979  
**time**