



74 Lord Street Roseville, NSW



### North to rear character home in premier east side locale

Brimming with potential on a grand 1,176 sqm approx. north to rear land parcel within a blue-ribbon, east side position, this period charmer offers ready comfort, with the opportunity to renovate and blend original character with modern enhancements. The deep-set land which gently descends to a sprawling level rear garden creates outstanding potential to expand the interior layout (STCA). In popular Roseville Public and Killara High zones, with a direct walk to rail and village, and a stroll to City express buses.

- Self-contained accommodation holds potential for a generous master suite
- Primarily full brick, ornate ceilings, polished timber floors and detailing
- Beautiful traditional lounge, adjoining dining, leadlight windows and doors
- Timber kitchen, overlooking back garden with adjacent family room
- Generous bedrooms, two with robes, one flowing to a nursery or study
- Three bathrooms, renovated full main, one to self-contained, bath/laundry
- Downstairs the converted garage makes an ideal rumpus or home office
- On-site parking, paved entertaining area, sprawling lawn, ducted gas heating

**Council Rates:** \$490.00 p/q

**Water Rates:** \$181.00 p/q



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Roseville

STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.