



74 Lord Street Roseville, NSW

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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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STONE



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.