



21 Somerset Drive North Rocks, NSW

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So much potential

Positioned in a convenient and quiet, family friendly locale is this well maintained, charming single level home that oozes potential. Cosy and comfortable to just move in, renovate or re-build your dream home, all the prerequisites for future gain are here. Don't delay your inspection as our instructions are clear; the home is to be sold!

- Pristine 695.6m2 corner block with a move in ready single level home
- Prime opportunity to renovate or flip for future gain
- Generous building platform with approx. 19.8m frontage
- Modern kitchen ideally positioned for functionality with loads of storage
- Traditional 'L' shaped lounge & dining, meals & family room
- All bedrooms with built in robes, 2 with ceiling fans
- Large, updated bathroom with disability functionality
- Rear covered patio, established cottage style gardens, room for pool STCA

Inspect: Saturday, 19th October 2024 10:00 - 10:30
Auction: 26/10/2024 10:00 am

Price: Auction Guide \$1,600,000
Council Rates: \$437.60 p/q
Water Rates: \$172.79 p/q



Viviane Mylott

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Jane Booty

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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.