



117 Bay Street Rockdale, NSW



## Brick family home a stroll to beach and trains

Perfectly located just six blocks from the beach and three blocks from express trains, this spacious family residence provides the ultimate fusion of an idyllic coastal lifestyle with commuter convenience.

The double-brick Californian bungalow has been updated over the years to provide comfortable living between its three bedrooms, interconnecting lounge and dining, and eat-in kitchen. The good-sized yard includes an all-weather entertainment deck, lawn and studio with WC bathroom, providing the perfect work-from-home space.

This is a home that will grow with you, one that's perfectly comfortable as-is, but provides scope to add your own stamp to achieve its full potential in future. In this wonderful walk-everywhere location, just 12km from the CBD and footsteps to parklands, the opportunities are there for the taking.

- Three bedrooms plus back studio with WC
- Side driveway access to garage

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**Inspect:** Saturday, 19th October 2024 10:30 - 11:00

**Auction:** 02/11/2024 10:30 am

**Price:** Auction | George Kambouroglou



**George Kambouroglou**

0422 421 111

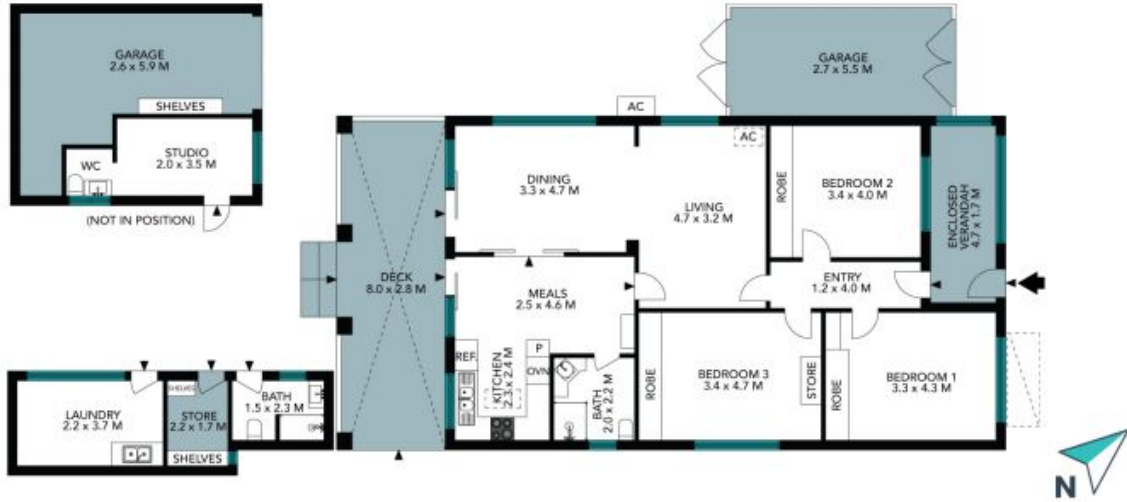
117 Bay Street  
Rockdale



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



Site Plan



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.