



113 Frederick Street Rockdale, NSW



### All the elements for family comfort ? with lots of extras

Easy modern living delivered with a fresh and bright style defines this modern single-level residence that enjoys a quiet street position close to the heart of Rockdale. Designed for a low-maintenance family life, its smart and stylish floorplan is finished with good-quality appointments throughout and offers a layout that's great for in/outdoor entertaining, plus it comes complete with a studio or kids' retreat at the rear. The home sits on an easy-to-maintain block of land and is very conveniently positioned just 700m to the train station, shopping strip and local eateries, with local schools and parks within easy reach.

- A light-filled open living and dining space that leads to the outdoors
- Immaculately presented with high ceilings, timber floors and fresh paint
- Sheltered back verandah overlooking a sundrenched grassed garden
- Separate studio/kids' retreat with built-in fan and gym with storage
- Front electric gate and plenty of parking space along the driveway
- Modern kitchen with Caesarstone breakfast bar and gas cooking
- Three bedrooms all have built-ins, the main has a separate office area

**Inspect:** Saturday, 9th November 2024 1:00 - 1:30  
Saturday, 16th November 2024 9:00 - 9:30

**Auction:** 16/11/2024 09:30 am

**Price:** AUCTION | Jordan D'Amato  
**Council Rates:** \$452.30 p/q  
**Water Rates:** \$172.79 p/q



**Jordan D'Amato**

0408 031 109



**Shaun Ramani**

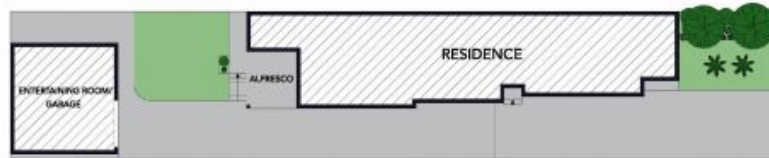
0417 444 919



113 Frederick Street  
Rockdale



(NOT IN POSITION)



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.

113 Frederick 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.