



23 Ancrum Street Waverton, NSW



### Freestanding non-heritage home with endless potential

Tucked away in a peaceful and private cul de sac, this freestanding non-heritage cottage offers enormous potential to renovate or rebuild STCA. Conveniently positioned within a short walk to Waverton station and village, McMahons Point village, North Sydney CBD and station, and offering rapid access into the city, it is offered to the market for the first time in over 40 years.

- Generous living and dining areas with timber floors
- Bi-fold doors open out to covered entertaining area and garden
- Kitchen with gas cooking and dishwasher, ample roof storage
- Both bedrooms have built-ins, master with private balcony
- Gas hot water, gas heating outlet in lounge room
- Both bathrooms have been recently renovated
- Walk to schools, university and the harbour foreshore
- Walk to Greenwood Plaza shopping centre, cafes, train, bus & ferry

**Price:** Auction Guide \$1,350,000  
**Council Rates:** \$1,102.00/year (approx)  
**Water Rates:** \$766.00/year (approx)



**Annika Bongiorno**

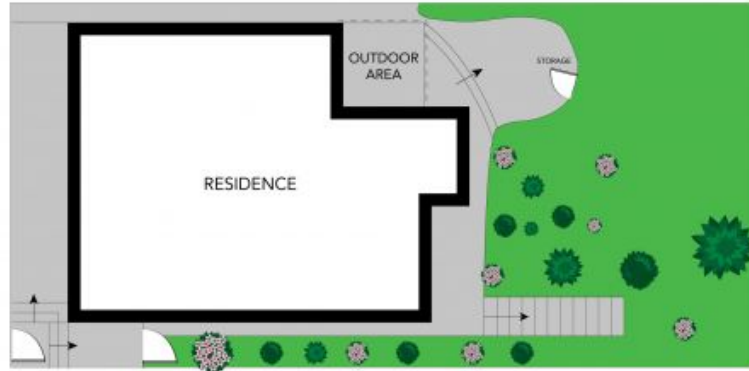
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SCALE (METRES)

SITE PLAN (NOT TO SCALE)



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