

STONE



36 Middle Street McMahons Point, NSW

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## Deceased Estate - Charming Renovated Cottage on Extremely Rare 469sqm, Dual Frontage, R3 Zoned Allotment

Located in one of McMahons Point's premier streets and set on an extremely rare 469sqm block, this charming renovated cottage is surprisingly generous in its proportions and offers immense potential for further development, subdivision or dual occupancy (STCA). R3 medium density residential zoning.

- Non heritage listed, conservation area
- Dual frontage block with 13m frontage on Middle St and 12m frontage on Blues Point Rd
- Gorgeous, renovated single level cottage with lovely character features
- Loftly vaulted ceilings in generously proportioned living and main bedroom zones
- Norseman fireplace in living area, open fireplace in welcoming entry foyer
- Renovated kitchen and bathrooms; stunning sandstone highlights throughout
- Air conditioning and alarm system

**Price:** Contact Agent  
**Council Rates:** \$3,562.55/year (approx)  
**Water Rates:** \$716.24/year (approx)



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36 Middle St, McMahon's Point