



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
- Lofty 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)



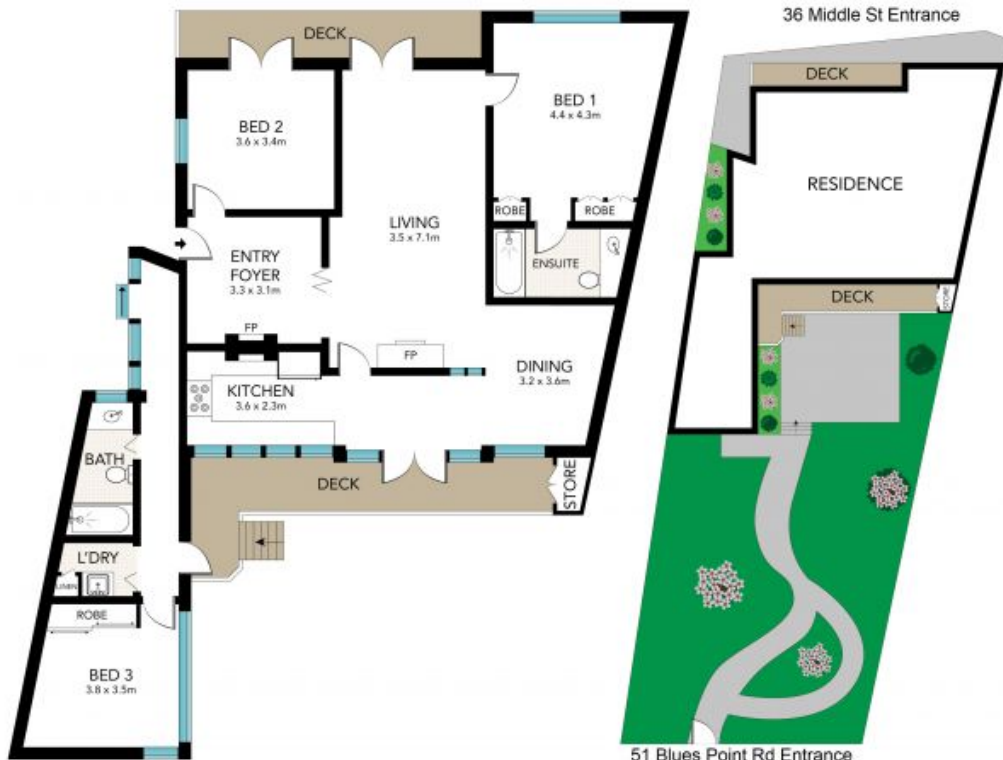
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SCALE (METRES)

All the information provided has been collected from reliable sources but cannot be guaranteed for accuracy. Interested persons should rely on their own enquiries. All dimensions are approximate and indicative only.

51 Blues Point Rd Entrance
SITE PLAN (NOT TO SCALE)



36 Middle St, McMahan's Point