



21 Amarna Parade Roseville, NSW

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### Comfort and potential in prime school zones

Commanding the elevated side of the street on 809sqm approx. of land, this full brick home enjoys a serene north-facing outlook to leafy natural surrounds in a tightly held cul-de-sac leading to Roseville Golf Course. Supremely comfortable and ready to enjoy as is, with outstanding potential to add value by renovating to create your forever home. The practical layout presents open plan living and dining flowing on two sides to outdoor entertaining, well-positioned bedrooms, and a generous eat-in kitchen. Located within Roseville Public and Killara High zones, with a stroll to City buses.

Price:

Contact Agent



**Matt Payne**

0435 825 242



**Ryan Woo**

0410 884 680

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Site Plan



Internal area: 130m<sup>2</sup>

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.