



11 Athelstane Avenue Arncliffe, NSW

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### Front of a Battle - Axe | Convenient Location

Price: \$1,425,000

With a little polish, this brick and sandstone home-plus studio will shine as a character-rich gem.



**Sam Abbas**

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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.



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.