

LAND SIZE 879sqm (approx.)



24 Park Avenue Roseville, NSW      3      2      2

### Non-conservation opportunity basks in north to rear sun

Presenting an incredible opportunity in a family centred community, this full brick mid-century home sits on 879sqm approx. of level north to rear land in one of the area's premier avenues. Offered for only the second time, this light and welcoming property gives the option to enhance or to build your masterpiece in a non-conservation zone STCA.

Stroll to comprehensive transport, retail hubs, Roseville Golf Club, and Roseville Public School. In the catchment for leading Killara High School. Come for the impressive potential and stay for the blue-chip family lifestyle.

- Sunny and level 879sqm of land in one of the area's premier avenues
- Non-conservation zoning with opportunity to renovate or rebuild STCA
- Full brick mid-century home, lovingly maintained offering ready comfort
- 2 living areas, open lounge & dining, plus a family room with outdoor flow
- Gas kitchen, cooktop, oven and separate grill, and timber cabinetry
- Three light-filled double sized bedrooms matched by two bathrooms

Price: \$3,550,000



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24 PARK AVENUE  
ROSEVILLE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustrational purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All information provided has been collected from reliable sources but can not be guaranteed for accuracy.