



10 Malvern Avenue Roseville, NSW

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## Family-friendly starter to create your dream home

First time on the market! An excellent start for young families wanting to settle in and create a place of their own, this charming brick home sits on a level 676 sqm approx. north to rear block, with 15.24m frontage. Immediately comfortable as is, offering impressive potential to renovate, extend, or rebuild in the future (STCA) with no conservation or heritage restrictions.

The versatile layout presents three living areas with one adaptable as a fourth bedroom. This popular pocket of Roseville offers a 550m stroll to Roseville Public School, zoning for Killara High, and easy access to Chatswood, shopping, and transport.

- Create your dream home in a quiet location on north to rear level land
- Attainable for families wanting to secure a part of this popular pocket
- Live in comfort while getting ready to renovate or rebuild (STCA)
- Traditional lounge, original fireplaces, timber floors, character charm
- Timber kitchen with dishwasher and adjoining generous dining area

Price:

Sold at auction



**Jill Henry**

0416 493 555



**Sahil Kotian**

0434 172 588



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.