



7 Toongarah Road Roseville, NSW

3 2 1

### Impressive Art Deco with opportunity to capitalise

Making an impressive statement with its elegant two-storey Art Deco facade, this generous full brick home showcases as-is comfort and enduring architectural appeal in a quiet and leafy cul-de-sac. Zoned as a non-conservation property, the home holds outstanding potential to enhance or renew to your own requirements. Including two spacious living areas opening to a multi-zone outdoor entertaining area wrapped around a sunny pool.

**Price:** Contact Agent  
**Council Rates:** \$560.00 p/q  
**Water Rates:** \$160.00 p/q

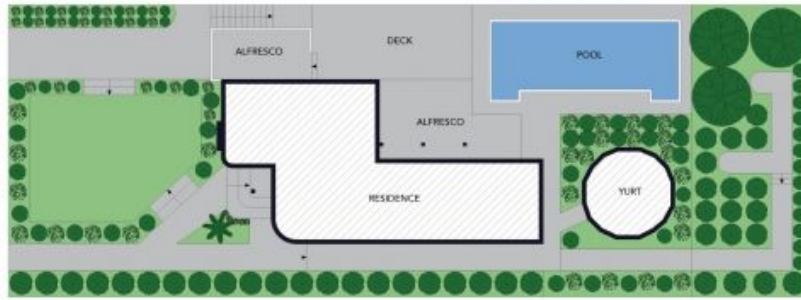


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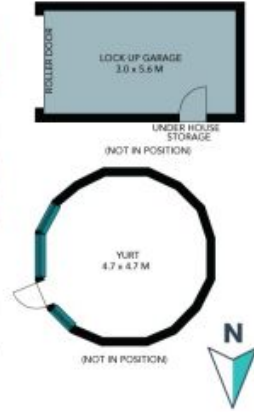
Site Plan



Ground Floor



First Floor



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.