

**1/9-11 Llewellyn Street, Rhodes, NSW 2138**



**Villa For Sale**

Wednesday, 10 April 2024

1/9-11 Llewellyn Street, Rhodes, NSW 2138

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Roger Agha  
0291245888



Lewis Coombe  
0291245888

## Auction

Nestled in a well-maintained block of just eight villas, this cosy three-bedroom home and its delightful garden enjoy direct access to the splendid waterfront of McIlwaine Park with prime views of Brays Bay. The residence is located just 600 metres from the convenience of Rhodes Shopping Centre and train station, and boasts a practical, recently refreshed layout that is ready to move into or lease out, with great potential for adding value. This private single-level abode has ample glazing, covered off-street parking, and rainwater collection tanks to add appeal for any inspired buyer, from downsizers to young families or investors.

Well-presented single-level home with generous outdoor spaces  
Three bedrooms, two with garden views, main with tidy ensuite  
Open living and dining area opens onto good-sized covered patio  
Functional kitchen and separate laundry, neat main bathroom  
Covered car space, storage sheds, lush garden, paved courtyard  
Garden gate opens directly onto stunning waterfront reserve  
Potential for new owners to make their mark and add value  
Just 600 metres to Rhodes Shopping Centre and train station