

# 11 First Avenue, Rodd Point, NSW 2046



## Sold House

Monday, 13 May 2024

11 First Avenue, Rodd Point, NSW 2046

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 417 m2

Type: House



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## Contact agent

A golden opportunity to secure a spacious family home in the bayside suburb of Rodd Point. Set on a wide and leafy street, only 100m from the famous Bay Run, the well-maintained California bungalow has great street appeal and excellent potential for a creative redesign or second level extension (STCA). Offering a generous and highly flexible layout, the property includes two large bedrooms, a huge loft retreat, plus additional space for a third bedroom or home office/media room. Ideal for relaxed social gatherings, the expansive outdoor deck steps down into a secluded and private garden surrounded by flowering plants and trees. With local cafes, eateries, and CBD buses all within 300m, this coveted address promises a great family lifestyle both indoors and out.

- Spacious family home set on a generous 415sqm in Rodd Point
- Two generously sized bedrooms, both with period features and water views
- Large living space featuring high ceilings, picture rail, and leadlight window
- Additional space for use as third bedroom or media room
- Huge loft conversion with stair access – potential to convert into parents' retreat (STCA)
- Full-sized gas kitchen delivers ample storage and benchtop space
- Oversized laundry with shower unit, toilet, and sink
- Casual living and dining with transition to entertainer's deck and garden
- Private driveway plus car porch, and single lock-up garage with storage

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