

**18 & 20 Howley Street, Rodd Point, NSW 2046**

**Raine&Horne.**

**House For Sale**

Tuesday, 26 March 2024

18 & 20 Howley Street, Rodd Point, NSW 2046

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Chris Haliloglu  
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Sam Varrica

## Preview | Contact Agent

A once in a lifetime opportunity to secure two lots in an enviable position. Sitting on the high side of the street on an elevated block are these two solid full brick semi-detached homes. An incredible opportunity to own 2 gorgeous homes in one of Rodd Points favourite streets. Whether you restore them to its former glory for greater yield, go up (S.T.C.A) or simply start over, we give you the opportunity to own a great block in a prized location. Offering an enormous 696 SQM block with a width of 15.24m, here's that opportunity to build a magnificent home you've been dreaming about. Alternatively, take advantage of the chance to build dual occupancy where a subdivision is not required, saving you time and money. With the further option of basement parking at street level (S.T.C.A.), the opportunities are truly endless! Be sure that these homes in this location will deliver excellent future rewards to the lucky new owner. Homes of this magnitude are truly rare and highly sought after. These expansive properties offer a wealth of options for development that will capitalise on this prime location (STCA)The water's edge and the Bay Run is at your doorstep as are numerous parks, cafes, restaurants, shops, fitness centres, marina, and pools, completing the perfect lifestyle picture that makes this a highly sought after location.\* Total of 696 sqm land, 15.24m frontage encompassing 2 separate drive way\* Potential CDC for duplex on 2 titles, buy, build, enjoy \* 2 x 2 bedroom semi-detached homes with original features \* Tuck pointed brick work, 3.2m high ornate ceilings, led light windows, wide corridors, ample size bedrooms, outdoor covered entertainment area and front verandah. \* Perfect future enhancement, maximizing the scope of the block. \* Scope for further enhancement, great yield and excellent capital growth \* Flexible floor plan with a selection of living options, both formal and casual areas \* Expansive sun bathed level lawns & gardens, internal laundry \* Family friendly rear yard offering great privacy and family enjoyment for all \* Offering great convenience within easy access to the waters edge, the famous Bay Run, Sydney CBD and many more great facilities. Raine & Horne Five Dock | Drummoyne makes no statement, representation or warranty and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only for marketing purposes.