

**2A Springfield Avenue, Roselands, NSW 2196**

**House For Sale**

Thursday, 9 May 2024



2A Springfield Avenue, Roselands, NSW 2196

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 652 m2**

**Type: House**



Manuel Roussakis  
0280767070



Leon Roussakis  
0412246969

## AUCTION

Ideally located in a quiet and highly sought after position, this 4-bedroom picture perfect home has been lovingly maintained by the same family for over 40 years. Offering a deceptively large floor plan, the single level home offers a separate living space, modern kitchen equipped with ample storage, walk-in pantry and casual dining bar and a large rear dining space that overlooks the lush and private rear yard. Situated on an expansive 652sqm block and offering a wide 15.8m frontage the property also offers excellent Duplex potential (STCA). Perfectly positioned, the property is moments away from Roselands Shopping Centre, Roselands Leisure and Aquatic Centre, Schools, Parks and all local amenities Roselands has to offer. Key Features Include: + Generous and easy to maintain single level layout + Separate living and dining areas+ Large kitchen with an abundance of storage + Large outdoor garden area, ideal for entertaining+ Dual driveways on each side of property+ Wide carport plus spacious lockup garage+ Strong investment opportunity with double income potential (STCA)+ Strong evidence of fantastic re sale value once complete (STCA)+ Spacious bedrooms all with carpet, and built-in wardrobes Manuel Roussakis 0412 973 793 Leon Roussakis 0412 246 969 Ray White Canterbury Auction, Saturday 1st June at 11am