

**33 Duchess Avenue, Rodd Point, NSW 2046**

**Raine&Horne.**

**Sold House**

Monday, 14 August 2023

33 Duchess Avenue, Rodd Point, NSW 2046

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 366 m2**

**Type: House**



Sam Varrica

## Contact agent

Positioned in a blue-ribbon street setting moments to the foreshore, Nield Park & Bay Run is a transformation of Art Deco charm & contemporary flair merging in perfect harmony. This generous sized home is perfect for the growing family. Capturing city skyline glimpses from the upper level, easy access to the CBD and close proximity to local schools and parklands. Private level rear yard ideal for the kids to play, exceptional floor plan offering multiple living options on both levels, encompassing 4 bedrooms, 2 upstairs and 2 downstairs perfect for multi-generational living. With an abundance of natural light, beautiful finishes and quality appointments flawlessly blend, creating a home of considerable comfort and wide appeal. Enjoying a peaceful location, all the local spoils are just an easy stroll away. \* A flowing two-level floor-plan with City skyline and water glimpses from the upper level \* Prestigious Family Address offering a Fabulous Waterside Lifestyle \* 4 Double Bedrooms - 2 upstairs & 2 downstairs \* Lounge with Gas Fireplace, Separate Study Alcove \* New kitchen perfect for the Chef in all of us, quality appliances, stone bench-tops \* Family living/Casual Meals flows private level garden \* Wide side driveway to lock up garage + ample off-street parking for more \* Private and level lawn with manicured gardens and deck Set in a peaceful family friendly street, moments to Bay Run, waterways, parklands, schools, village shops, restaurants, cafes, and easy access to CBD transport. 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.