

**96 Rosser Street, Balmain, NSW 2041**

**BresicWhitney**

**House For Sale**

Thursday, 29 February 2024

96 Rosser Street, Balmain, NSW 2041

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 337 m2**

**Type: House**



Jack Parry  
0285858555



Adrian Oddi  
0285858555

## Price on request

Auction Location: On site On 337sqm land and 2 separate allotments, this house + lock-up garage comprises loads of potential and future opportunity. The character home has huge scope for new ideas, while the 2 titles present a chance to build 2 separate homes (subject to council). In an ultra-convenient pocket of the Balmain Peninsula, it's an easy commute to the city and so close to the newly opened Rozelle Parklands, future Metro Station and Power Station uplift. A rare prospect for the area, held in the same family for 100+ years. Highlights\* Character house & large 337sqm land\* Future flexibility, 2 separate allotments\* Pot. for 2 new homes (subject to council)\* Loads of outdoor space & double garage\* Large backyard setting, manicured yard\* Single-level floorplan of great liveability\* Well maintained, neat bath/gas kitchen\* Ceiling fans, natural light, split air-cond.\* Rare flexibility/obvious value-add options\* Free Building & Pest Report at [bw.com.au](http://bw.com.au)