

**4 Rosford Avenue, Petersham, NSW, 2049**

**Block Of Units For Sale**

Monday, 2 September 2024

4 Rosford Avenue, Petersham, NSW, 2049

**Bedrooms: 8**

**Bathrooms: 4**

**Type: Block Of Units**



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## Entire Art Deco Block of 4 x 2 bedroom apartments in Quiet Cul-De-Sac to be sold in one line.

A rare opportunity for the astute buyer or investor, 4 Rosford Avenue, Petersham is a boutique block tightly held within the same family for over half a century and now to be sold in one line

Nestled to the end of a peaceful & sought after cul-de-sac, the Art Deco building features four apartments comprising two bedrooms and one bathroom each with modern updates through out. The double brick construction with a sturdy concrete slab also enjoys a sundrenched yard for all occupants to use and enjoy. This is a fantastic option to gain income from four separate dwellings, the potential rental return here is \$145,600 per annum.

The property is ideal for those seeking a high yield investment or addition to a self managed Super Fund.

Positioned for lifestyle convenience, it's only metres from a smorgasbord of coffee hubs, restaurants, the renowned Frango chicken, pubs, shops and Petersham Station all around the corner.

- The residence was once used for ABC TV series 'The Messenger'.
- Potential return when fully leased is \$145,600 per annum
- Well maintained floorplans featuring subtle period charm
- High ceilings, original picture rails and skirtings
- Two spacious bedrooms with built-in wardrobes within each dwelling
- Separate formal lounge and separate dining areas
- Modern kitchens include gas appliances
- Spacious tiled bathroom with bathtub
- All with separate laundries
- Access to tranquil common garden at the rear
- Two storey solid brick building enjoying minimal stairs
- Ideal investment or Self Managed Super Fund addition
- Moments from local parks, Petersham Public School and CBD