

**171 Evans Street, Rozelle, NSW 2039**

**CobdenHayson.**

**House For Sale**

Wednesday, 19 June 2024

171 Evans Street, Rozelle, NSW 2039

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 278 m2**

**Type: House**



Chad Egan  
0408884353



Lisa Egan  
0419036383

## Contact Agent

Discover 278sqm approx. of untapped potential in an idyllic garden setting just down from Totti's Rozelle. Built in the early 1900s and graced with a wealth of original period features, the freestanding classic is perfectly comfortable as is but it's the potential here that will really grab your attention with plenty of room to extend and add a second level (STCA). An oversized single-storey layout with an elegant wide corbelled arch hallway making a welcoming first impression and a private north-facing garden at the rear that offers a tranquil escape with leafy greenery all around. Featuring a 9m street frontage with potential for off-street parking (STCA), this character-filled family classic is ready for a new style chapter in a top location with only two sets of traffic lights to the city, footsteps to O'Connor Reserve and 450m to Rozelle Public School and Darling Street's cafe and social scene.- A freestanding character home with an extra wide frontage- Picket-fenced facade, traditional tessellated tile verandah- Wide entry hall, polished hardwood floors, ornate ceilings - 2 large bedrooms, main with a fireplace and built-in robes- Huge living room with a feature fireplace and separate dining - Fluid in/outdoor living, French doors open to a side courtyard- Bright modern Ilve gas kitchen and entertainer's terrace - Private child-friendly garden bathed in beautiful northerly sun - Oversized bathroom, leadlight windows, integrated laundry- Large storage area/workshop, potential for parking (STCA)- 150m to Totti's Rozelle and a 400m walk to Rozelle village- Minutes access to the CBD, 150m to the express city bus- A great opportunity to make your mark and add real value