



## 42 Nelson Street Rozelle NSW

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This magnificent weatherboard cottage is peacefully placed in a popular tree lined street only metres from the vibrant hub of Darling Street's cafes, restaurants, shops & public transport.

The main residence features three bedrooms with the added bonus of an additional self-contained studio at the rear offering the perfect home office/ studio, teenage retreat, accommodation for the extended family or an excellent rental opportunity.

Property features include;

- Large family sized kitchen featuring breakfast bar, stainless appliances with gas cooktop, large pantry & adjoining dining area that opens to an alfresco entertaining area

**Price** : SOLD \$1,950,000  
**Land Size** : 279 sqm  
**View** : <https://www.balmainrealty.com/1P2282>



**Scott Robertson**  
(02) 9818 8888



**Jaime Wallace**  
(02) 9818 8888

## PROPERTY DETAILS

### AREA

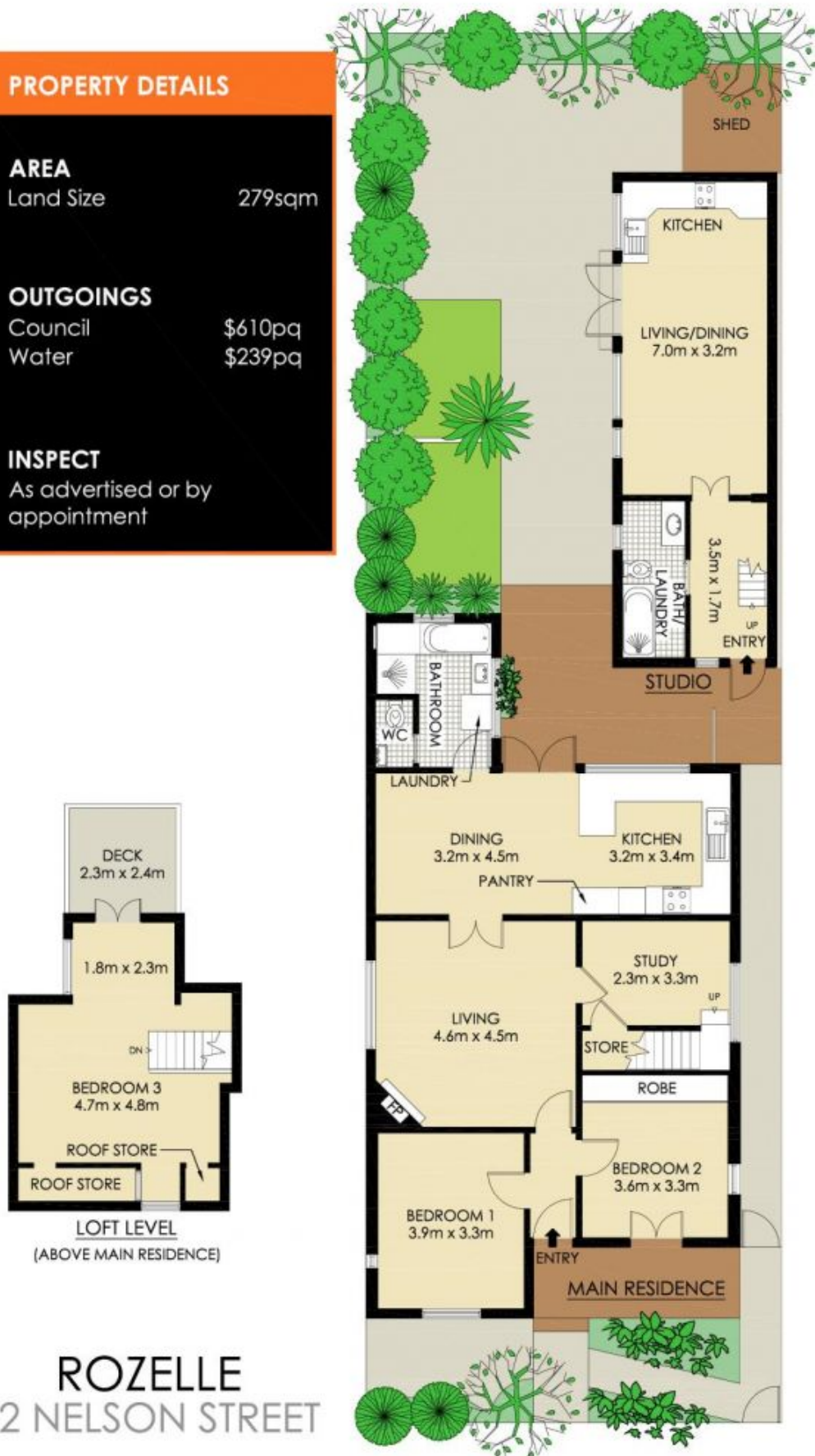
Land Size 279sqm

### OUTGOINGS

Council \$610pq  
Water \$239pq

### INSPECT

As advertised or by appointment



**LOFT LEVEL**  
(ABOVE MAIN RESIDENCE)



**LOFT LEVEL**  
(ABOVE STUDIO)

**ROZELLE**  
42 NELSON STREET



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

**BALMAIN Realty**

1300 REALTY  
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balmainrealty.com