BALMAINRealty

**10 Crystal Street Rozelle NSW**

**2** **1**

Tucked away on the peninsula side of Rozelle, this circa 1890's weatherboard workers cottage is nestled on a 254sqm block and is the perfect opportunity for first home buyers looking for an affordable home, or ripe for builders or the home renovator looking to create a family home.

The property offers redevelopment potential (STCA) with the neighbouring property featuring DA approved plans for the construction of a substantial two storey dwelling with lock up garage and swimming pool, with construction currently underway.

PROPERTY FEATURES:

- Approximate land dimensions 9.3m/9.19m x 27.43m (254sqm)
- Oversized sun-filled and level backyard with shed

**Price** : Contact Agent
**Land Size** : 254 sqm
**View** : https://www.balmainrealty.com/1P3374

**Scott Robertson**
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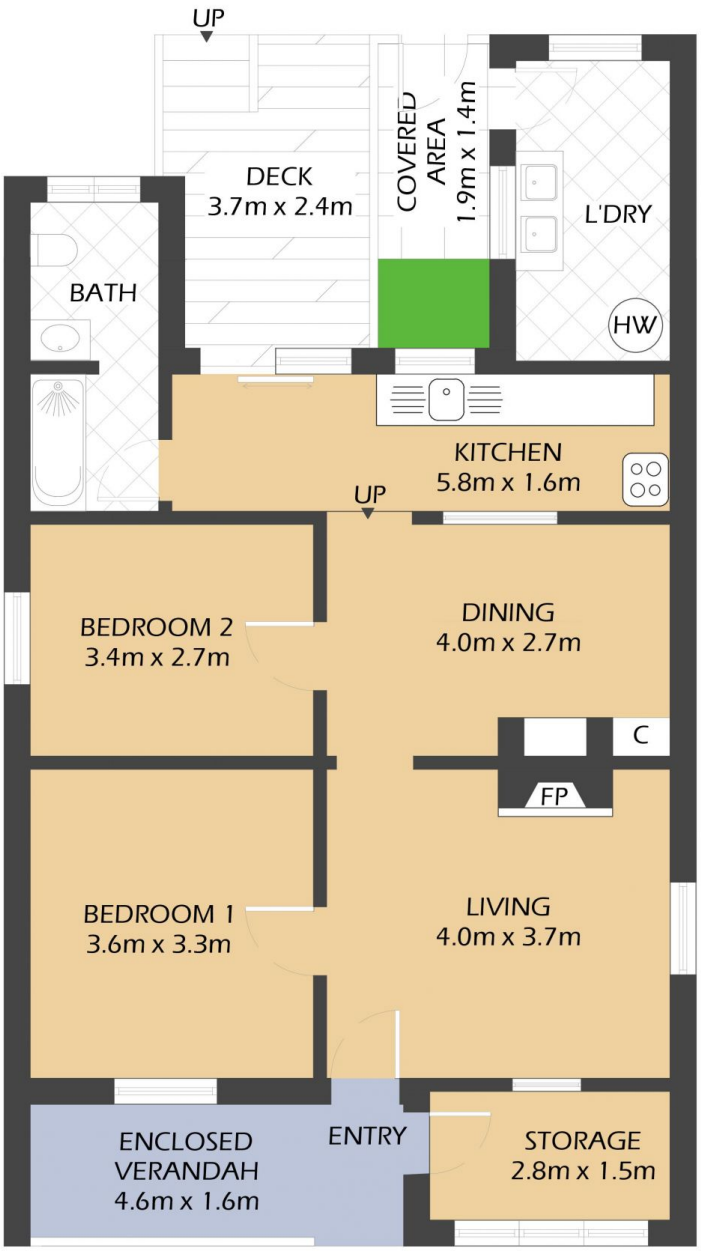
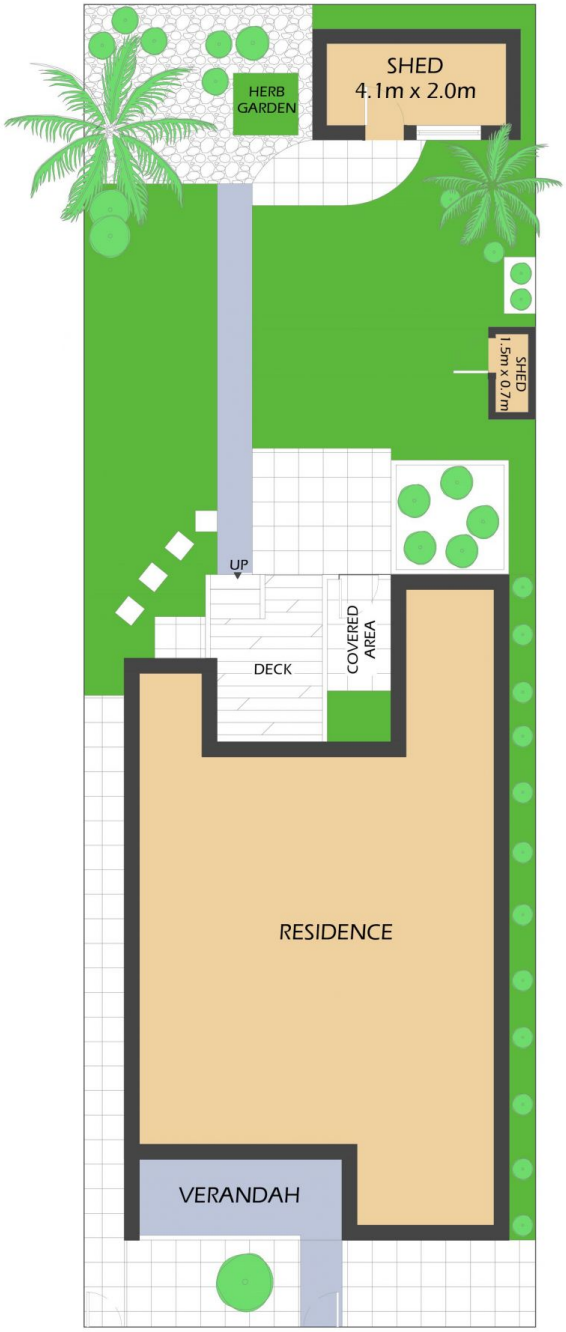
**Hayden Hedley**
**(02) 9818 8888**




FLOOR PLAN




SITE PLAN

# 10 CRYSTAL STREET ROZELLE

*FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY.

| PROPERTY DETAILS | |
|---|---|
| AREA | |
| Land Size | 254sqm |
| OUTGOINGS | |
| Council | $422p/q |
| Water | $239p/q |

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