



Sold by John 0404 222 005 & Sam 0430 506 002



4



2



2

## 30 Princess Ave, Rodd Point

Sold

Within footsteps of the tranquil harbour waters and the renowned Bay Run, this classic bungalow enjoys a warm and welcoming ambiance

This landmark property enjoys the landing spot for the Rodd family of which the suburb was named, a commanding position, unlimited potential and opportunity, with undeniably one of the most sought after locations in Rodd Point. Offering great comfort now, with lots of future potential, great space & views from the second level enjoying water & city vista Level land approx 386sqm.

This home has been in the family for approx. 50 years, currently a gorgeously maintained 4 bedroom brick & tile 2 storey cottage, lovely spacious sunlit living, side driveway to lock up garage and parking for more. Level land approximately 386 sqm.

This blue ribbon property is surrounded by all the benefits the area offers including its desirable setting, Nield park, schools, transport & footsteps to the popular Bay Run.

This is truly a pot of gold awaiting the astute investor or home owner. Be the lucky buyer who will enjoy this wonderful property as opportunities like this are truly rare. Great potential, enjoy now or build your dream home S.T.C.A.

- Perfect rear North Easterly aspect and sunny, family friendly private rear garden.

Property ID: L3178869

Property Type: House

Garages: 2

**Sam Varrica**

0430506002

sam.varrica@fivedock.rh.com.au

- All positioned within a prized waterside street, footsteps to Harbour foreshore, Iron Cove and the famous “Bay Run”, Nield Park, village cafes, and express CBD transport.