



## 220A Frederick Street, ROCKDALE

### Style Meets Convenience

SOLD PRIOR TO AUCTION BY GEORGE MILIONIS 0404 084 575

Offering low maintenance living at its best and privately positioned a short walk to all amenities with quick easy access to the CBD, this immaculately presented fully renovated double brick semi features superb contemporary styling with not a cent to spend. Simply move in, relax and enjoy all this wonderful home has to offer, including:

- \* 2 bedrooms with large built-in robes & TV points
- \* Entertainer's granite kitchen with island bench
- \* Stainless steel appliances & water filtration system
- \* Fully tiled bathroom; instantaneous gas hot water system
- \* Polished timber floors; high ceilings; natural light
- \* Ducted air conditioning; back to base security alarm
- \* Downlights throughout with dimmers; security screens
- \* Tiled pergola/outdoor entertaining area with gas point
- \* External laundry with 2nd toilet; provision for shower
- \* External study/workshop/retreat - cabled for internet
- \* Long side driveway to carport; sunny level grassed yard
- \* Completely new terracotta tiled roof, gutters & fascia
- \* Massive storage space in roof with option for a loft
- \* Ample under-house storage with access from driveway

Ideally suited to prof

**PRICE GUIDE:** \$795,000.00

Area: 252.9 m2  
Council Rates: \$1,175.00 p.q.  
Water Rates: \$760.00 p.q.

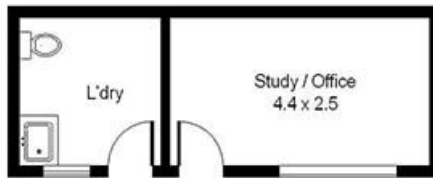


**Walter Glaser**  
0402443777

**argy**property

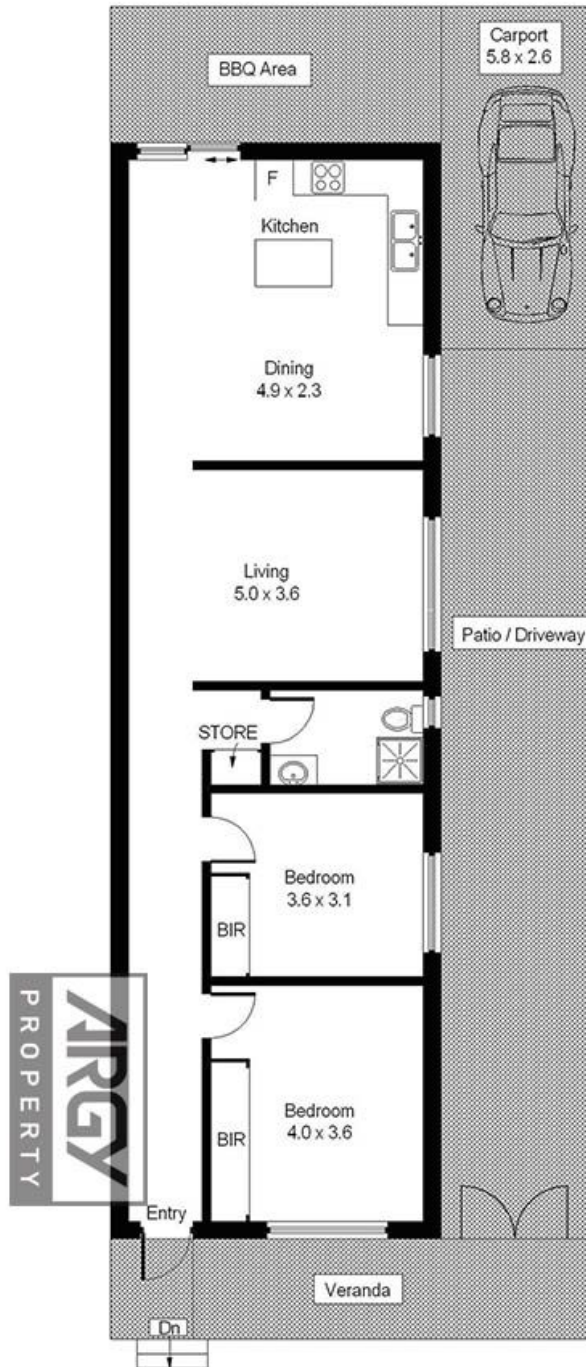
OFFICE

02 9588 4888



(Not Shown In Actual Location/ Orientation)

**Outbuilding**



**220A Frederick Street, Rockdale**

Please note: All stated dimensions are approximate only. Particulars given are of general information only and do not constitute any representation on the part of the vendor or agent.

