



33 Roach Street, Arncliffe

## Blue-Chip Arncliffe Location with Botany Bay Views & Exceptional Parking

Positioned in a tightly held pocket of Arncliffe, 33 Roach Street presents an outstanding opportunity to secure a spacious family home with rare garaging, expansive entertaining areas and breathtaking views stretching across Botany Bay and the south.

This well-maintained residence combines charming character features with practical family living. High ornate ceilings, generous proportions and light-filled interiors create a warm and inviting atmosphere throughout.

The spacious living room showcases a beautiful bay window, while the separate dining area flows seamlessly to a large rear verandah - the perfect setting to relax or entertain while enjoying elevated district and water views.

The updated kitchen offers ample cabinetry, gas cooking and functional bench space, ideal for everyday living.

Accommodation includes three well-proportioned bedrooms, serviced

3 2 3

### FOR SALE

Auction This Saturday 2:15PM

### AGENTS

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### AGENCY

LJ Hooker Hurstville  
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by a neat main bathroom plus an additional bathroom/laundry for added convenience.

#### Property Highlights:

- First time offered in 46 years
- Views of Botany Bay and the southern district
- Three generous bedrooms
- Spacious living with bay window and high ornate ceilings
- Separate dining flowing to large verandah
- Updated kitchen with gas cooking
- Two bathrooms for added convenience
- Very large basement/cellar with versatile use
- Triple lock-up garage
- Up to 6-car parking in total

Enjoy ultimate convenience with only a short walk to Arncliffe or Banksia train stations, close proximity to Wollie Creek Station and easy access to Sydney's inner-city suburbs, airport and major transport links.

A rare offering combining views, space, parking and location - this is one not to be missed.

#### MORE DETAILS

Property ID	CA8HEE
Property Type	House
Land Area	556 m2
Including	Balcony
	Outdoor Entertaining
	Secure Parking
	Fully Fenced

#### Travis Jovcevski 0421 923 662

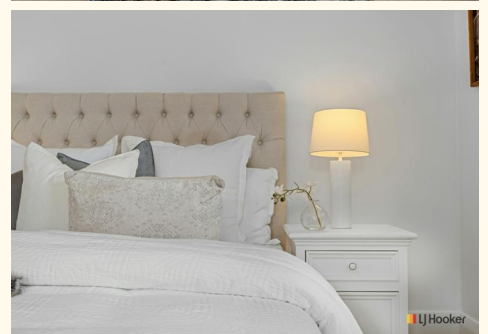
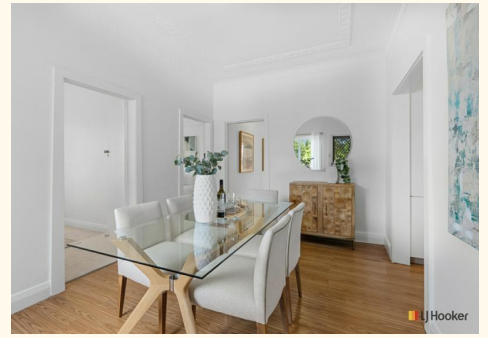
Sales and Property Executive | [travis.jovcevski@ljhooker.com.au](mailto:travis.jovcevski@ljhooker.com.au)

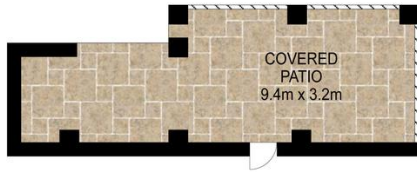
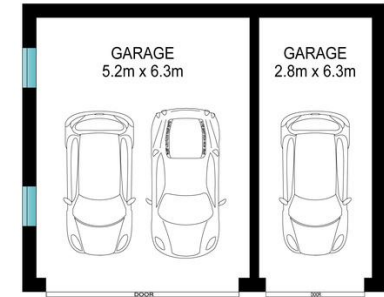
#### Louie Jovcevski 0418 449 006

Principal/ Licensee in Charge | [louie.jovcevski@ljhooker.com.au](mailto:louie.jovcevski@ljhooker.com.au)

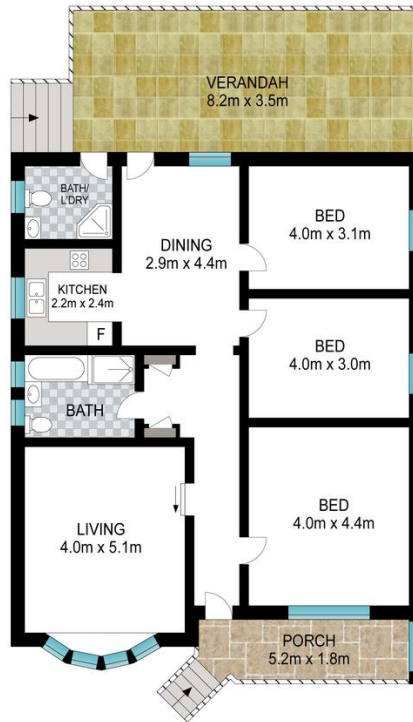
#### LJ Hooker Hurstville (02) 9580 8887

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**LOWER GROUND LEVEL**



**ENTRY LEVEL**



**SITE PLAN**

INT: 103 m<sup>2</sup>  
EXT: 32 m<sup>2</sup>



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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