

# Charlestown, 41 Roslyn Avenue

CHARMING, WELL-PRESENTED BRICK AND TILE HOME IN AN ELEVATED POSITION IN THE HEART OF CHARLESTOWN

Perched on an elevated position soaking up the local area views stands this incredibly well-presented brick and tile home. This immaculate property is located on approx. 930sqm block with ample off-street parking with single garage and drive leading onto a quiet cul-de-sac which spurs off Roslyn Avenue. The owners have renovated this property to a very high standard leaving every square meter feeling clean, fresh and oozing with character and charm. The light filled living areas and spacious outdoor surrounds leaves you with a sense of calmness and relaxation. This charming home offers three bedrooms of accommodation and one bathroom ideal for a new starter family or a professional couple looking to grow. The property also appeals to any would be

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For Sale

\$880,000

View

[ljhooker.com.au/WSCHN8](http://ljhooker.com.au/WSCHN8)

Contact

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**LJ Hooker Warners Bay**  
**(02) 4915 3800**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



investor, creating rental opportunities. 5 minutes' drive to the stunning Dudley Beach or the famous Charlestown Square for all your shopping needs makes this home a convenient and well-placed family residence.

#### Property Highlights:

- Immaculately renovated throughout with high finishes
- Brick and tile home on elevated parcel
- A/C
- Off street parking leading to quiet cul-de-sac
- 930sqm block size
- Located close to beaches, shops and amenities
- Ceiling fans in bedrooms
- Built-in wardrobes
- Spacious & covered alfresco area to the rear
- Real flame gas heater located in main living area

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

## More About this Property

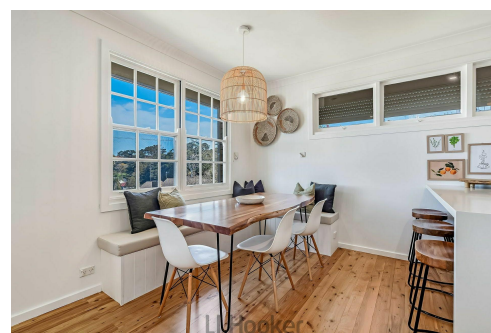
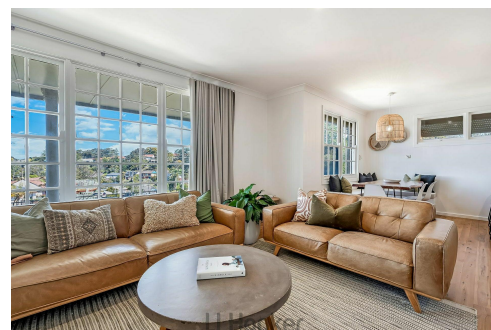
<b>Property ID</b>	WSCHN8
<b>Property Type</b>	House
<b>Land Area</b>	929.5 m²
<b>Including</b>	Air Conditioning

#### Mark Campbell 0412 912 312

Director - General Manager | [mark.campbell@ljhooker.com.au](mailto:mark.campbell@ljhooker.com.au)

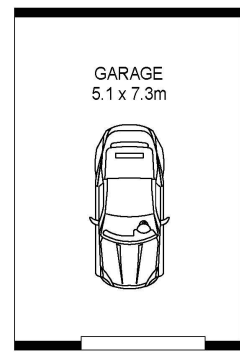
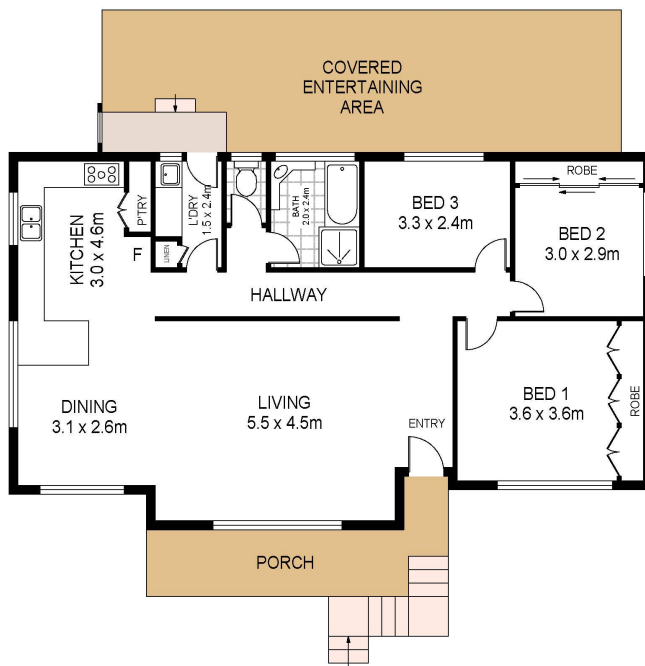
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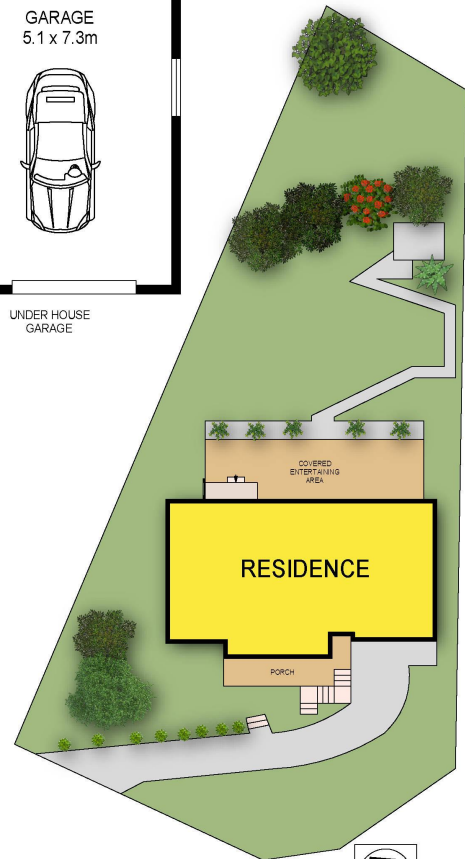


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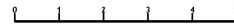
**LJ Hooker Warners Bay  
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UNDER HOUSE  
GARAGE



**LJ Hooker** 41 Roslyn Avenue  
Charlestown



Total Internal Floor Area: 116 sqm

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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