

130 Rosemary Row, Rathmines

## Convenience, Space & Potential in a Prime Rathmines Location

Positioned on a generous 714.5sqm parcel just 200 metres (approx.) from Rathmines Shopping Village, the picturesque lakefront, local school and sporting facilities, this well-maintained home offers an outstanding opportunity for first home buyers, downsizers and investors alike.

Designed for comfortable everyday living, the home features three bedrooms (or two plus a home office), a spacious light-filled lounge, separate dining area and a functional kitchen overlooking the backyard. Outdoors, there's plenty of room for children and pets to enjoy, with a covered alfresco entertaining area, large backyard and a long garage providing excellent storage for a small boat or workshop space.

Offering immediate comfort with scope to modernise over time, this is a fantastic chance to secure a home in one of Rathmines' most convenient locations, with shops, cafés, the foreshore, parks, boat ramps, the local school and sporting facilities all just a short stroll away.

Property Features:

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.

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### FOR SALE

Buyers Guide \$775,000

### VIEW

Sat 15th Aug @ 10:45AM - 11:15AM

### AGENTS

Lachlan Porter

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Maya O'Brien

0423 962 399

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### AGENCY

LJ Hooker Lake Macquarie

(02) 4915 3800



- Generous 720sqm level block
- Approx. 200m to Rathmines Shopping Village, lakefront, local school and sporting facilities
- Three bedrooms, including a flexible bedroom/home office
- Spacious living room with separate dining area
- Functional kitchen overlooking the backyard
- Covered outdoor entertaining area
- Large, level backyard with garden shed
- Extra-long drive-through garage with workshop/storage potential
- Separate toilet and internal laundry
- Fantastic opportunity to move straight in while adding value over time

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 DETAILS

|               |          |
|---------------|----------|
| Property ID   | ZMTF7Q   |
| Property Type | House    |
| Land Area     | 714.5 m2 |

### Lachlan Porter 0435 737 131

Sales Executive | Independent Contractor |  
lachlan.porter@ljhooker.com.au

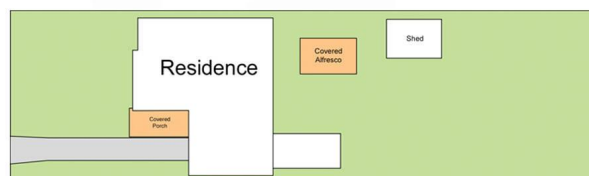
### Maya O'Brien 0423 962 399

Sales Associate to Lachlan Porter | maya.obrien@ljhooker.com.au

### LJ Hooker Lake Macquarie (02) 4915 3800

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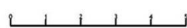


SITEPLAN (NOT TO SCALE)



**LJ Hooker**

130 Rosemary Row,  
Rathmines



Total Internal Floor Area: 105m<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.

