



## Riverview, 31 Sofala Avenue

### Exceptional Family Home or Development Opportunity (STCA) on Premier Corner Parcel

Enviably placed in a premier street in one of Riverview's most desirable enclaves, this home presents an exciting opportunity for families or developers. It occupies approx 720 sqm corner parcel of level land and boasts a sun-drenched north-to-rear aspect and superb single-level living. Exuding traditional charm and character, it showcases high ceilings and a full brick build with generous proportions and light-filled interiors. The double garage plus double undercover carport will delight car enthusiasts while the self-contained studio is perfect for teenagers, grandparents, nannies or guests. It's well-presented and ready for immediate enjoyment while offering scope to renovate or rebuild (STCA) and create your dream home. Set in a gorgeous tree-lined street, it's footsteps to buses, a 350m stroll to York's Corner shops, an 800m stroll to St Ignatius College Riverview and a 1km stroll to Lane Cove village attractions.

- Expansive living/dining room with leafy garden outlooks



**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.

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#### For Sale

SOLD AT AUCTION by Kerrie Robertson  
0414 495 896

#### View

[ljhooker.com.au/20XJF6A](http://ljhooker.com.au/20XJF6A)

#### Contact

##### Kerrie Robertson

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##### Stewart Kirkby

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**LJ Hooker Lane Cove**  
(02) 9428 1877



- Separate casual living room for functional family lifestyle
- Lush level garden with plenty of space for kids and pets
- Stone kitchen with stainless steel appliances, dishwasher
- Generous bedrooms, light-filled bathrooms, bathtubs
- Sizeable main bedroom with ensuite and outdoor access
- Self-contained studio for teens, in-laws, nannies or guests
- Double garage, double carport, further off-street parking
- Well-presented with scope to renovate or rebuild (STCA)
- 1km to waterfront Burns Bay Reserve, off-leash dog park
- Ultra-convenience to cosmopolitan Lane Cove village

## More About this Property

<b>Property ID</b>	20XJF6A
<b>Property Type</b>	House
<b>Land Area</b>	720 m2

**Kerrie Robertson 0414 495 896**

Senior Sales Agent | [krobertson@ljhookerlanecove.com](mailto:krobertson@ljhookerlanecove.com)

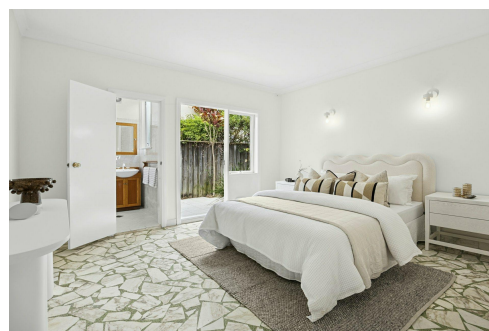
**Stewart Kirkby 0418 672 566**

Licensee & Principal | [skirkby@ljhookerlanecove.com](mailto:skirkby@ljhookerlanecove.com)

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