

## Rockdale, 30 Clarence Road

### "Fair Lea" A Timeless Family Home in Elevated Setting

This enchanting freestanding residence, featuring desirable period charm and a generous 645sqm parcel of land, offers an exceptional lifestyle in a highly coveted locale. Offering ample opportunities, the home provides scope for restoration, second storey additions or complete redevelopment / subdivision (STCA).

- \* Elevated corner position perched high on the crest of Clarence Road
- \* Three generously proportioned bedrooms
- \* Main bedroom features timber french doors opening onto a wrap-around sunroom, providing a sun-drenched study, library or recreation area
- \* Large kitchen with ample storage space
- \* Beautifully established landscaping providing further scope for improvement; ideal for those with a green thumb
- \* Large tandem garage accessible via Tyrrell Street; additional storage sheds on rear boundary

3

1

2

**For Sale**  
Auction

**View**  
[ljhooker.com.au/5RWHS3](http://ljhooker.com.au/5RWHS3)

**Contact**  
**Frank Touma**  
0402 061 276  
[frank.touma@ljhooker.com.au](mailto:frank.touma@ljhooker.com.au)



**LJ Hooker Rockdale**  
**(02) 9597 6144**

**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.



- \* Short stroll to Yamba Woora Reserve; a lovely family park around the corner
- \* Choice of either Rockdale or Bexley village for all lifestyle conveniences

Land area 645sqm; Frontage 15.24m  
Approximate outgoings; Council \$548pq; Water \$173pq  
Auction Saturday 17 May 2025; On-site at 10.00am

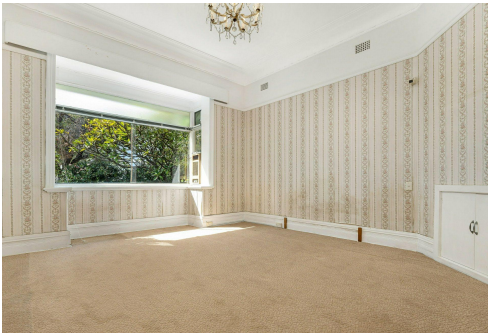
For further details or to arrange a private inspection please contact Frank Touma from LJ Hooker Rockdale on 0402 061 276 or 9597 6144.

## More About this Property

|               |        |
|---------------|--------|
| Property ID   | 5RWHS3 |
| Property Type | House  |
| Land Area     | 645 m2 |

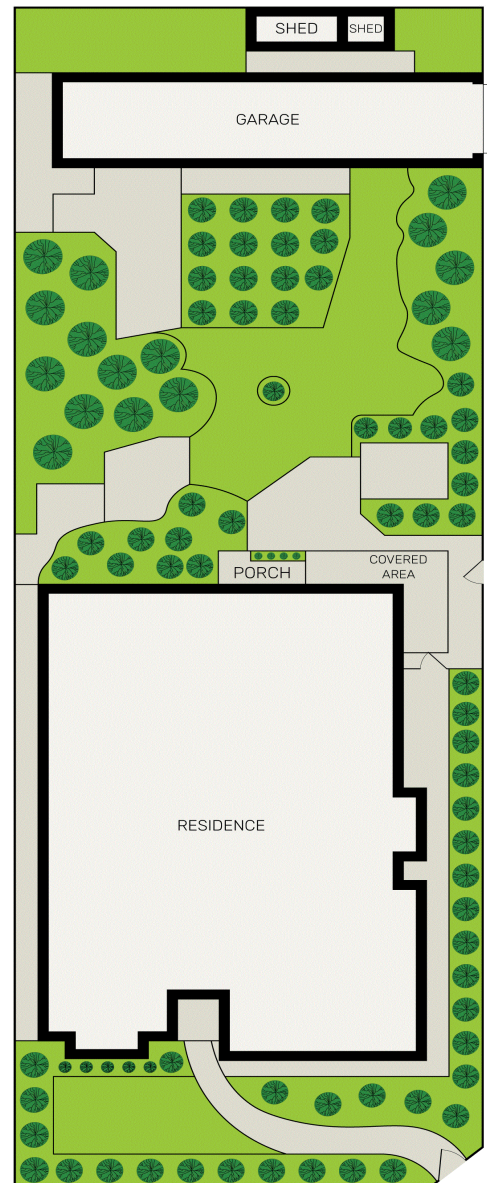
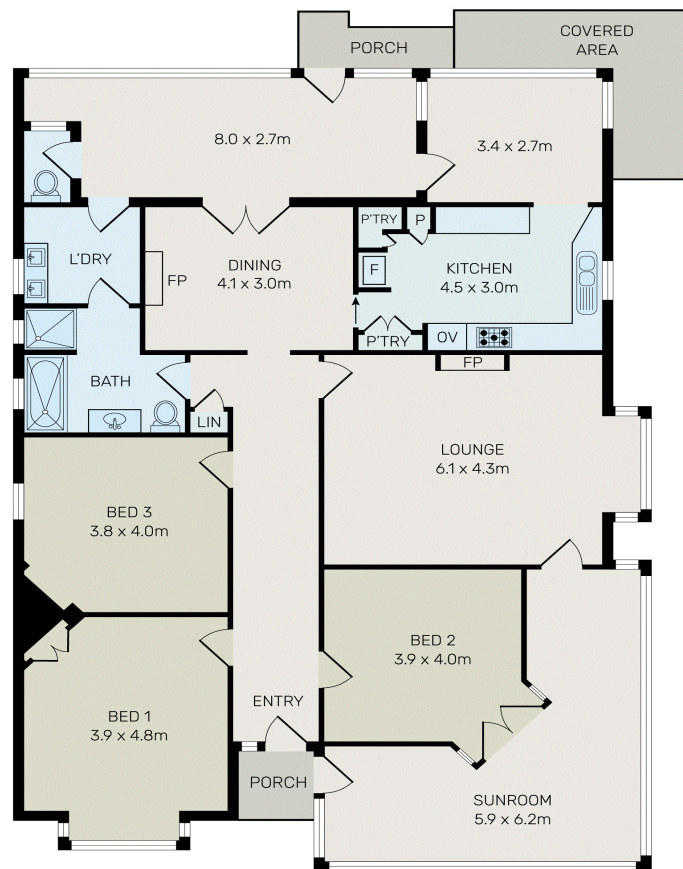
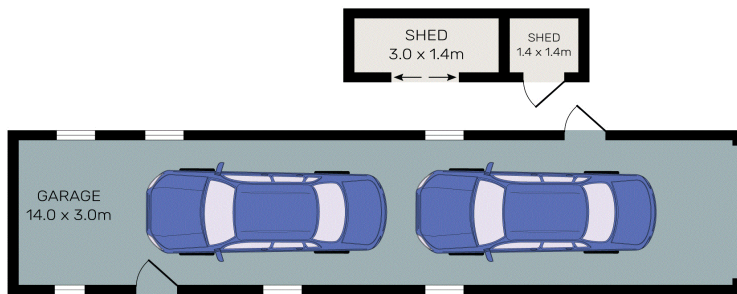
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## 30 CLARENCE ROAD ROCKDALE