



9 Lister Avenue, Rockdale

Charming Semi with R4 Zoning | Priced to Sell!

Positioned in a highly convenient Rockdale location, this well presented semi attached residence offers comfort, space and excellent future potential on a generous 398sqm parcel of land.

- Comfortable and charming interiors, well-presented throughout
- Ample scope for value-add with R4 High Density Zoning (STCA).
- Well defined dining and living zones, offering practical and everyday comfort
- Functional kitchen with adjoining rear sunroom providing scope for further extensions or improvement
- Spacious master bedroom with front sunroom, ideal as a home office or retreat
- Recently updated main bathroom, plus second toilet and laundry located at the rear
- Extended side driveway providing generous off street parking, paired with a large brick garage or workshop
- Enjoy the substantial land size of 398sqm with grassed front and rear yards, landscaped areas and a tranquil fish pond.
- Potential rental income, \$800 per week
- Priced to sell, noting land value assessment as at 01/07/2025 of \$1,430,000.

2 1 3

FOR SALE

For Sale \$1,400,000 - \$1,500,000

VIEW

Sat 20th Jun @ 10:30AM - 11:00AM

AGENTS

Frank Touma
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Matthew Petrevski
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AGENCY

LJ Hooker Rockdale
(02) 9597 6144

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.



Set within easy walking distance to local shops, cafes, schools, transport and essential amenities, the property delivers outstanding lifestyle convenience and modern comforts.

Land area; 398sqm
Council \$618pq; Water \$229pq (approx.)

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

MORE DETAILS

Property ID	5W6HS3
Property Type	House
Land Area	398 m2
Including	Toilets (2)

Frank Touma 0402 061 276

Director & Sales Executive | frank.touma@ljhooker.com.au

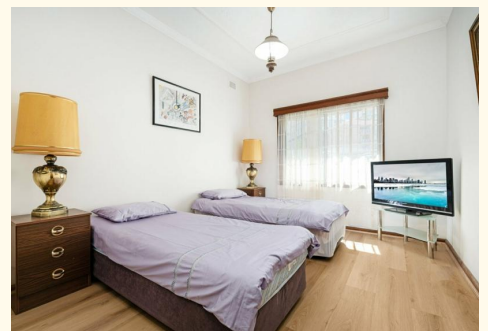
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