



**morton.**

**Roseville** 97 Roseville Avenue

 3  1  2

Radiating instant appeal with its traditional look and premier eastside position, this gorgeous residence is a character haven that has been immaculately preserved throughout. Family buyers will truly appreciate the good proportions of this impeccable home along with its warm and inviting charm, retained original details and beautifully manicured outdoor areas.

- Occupying a large 696sqm block with private front and rear gardens
- Practical interior layout featuring generous living and dining areas
- Three good-sized bedrooms, updated bathroom and a lock-up garage
- Deep backyard with level lawn and room for a swimming pool (STCA)
- In great condition with potential to renovate to suit requirements
- Scope to extend the living area or even add a second level (STCA)

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#### View



As advertised or by appointment

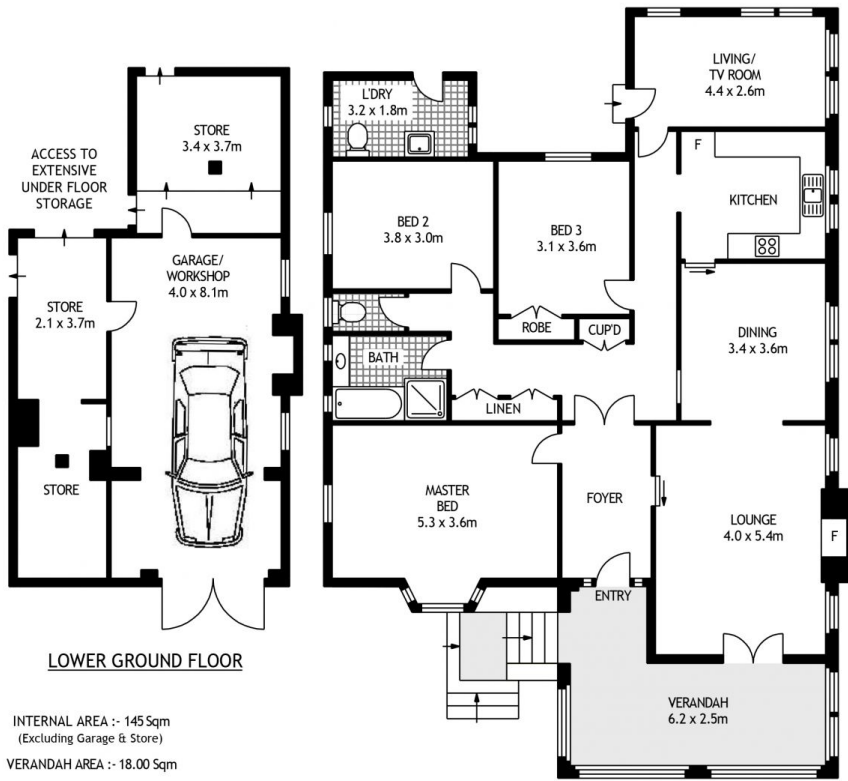
#### Agents

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##### Konstantin Melnikov

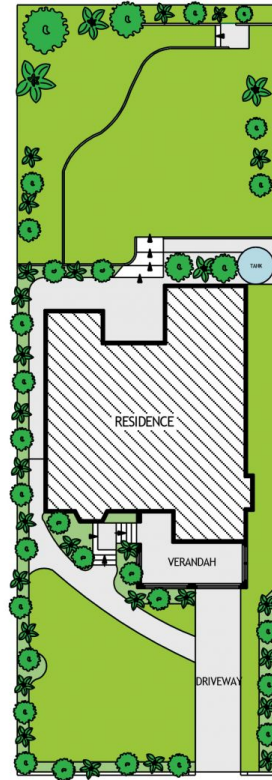
 0421 540 424  
 [konstantin@morton.com.au](mailto:konstantin@morton.com.au)



LOWER GROUND FLOOR

INTERNAL AREA :- 145 Sqm  
(Excluding Garage & Store)  
VERANDAH AREA :- 18.00 Sqm

GROUND FLOOR



SITE PLAN



97 ROSEVILLE AVENUE

ROSEVILLE

SCAPE Floor Planning Disclaimer: This floor plan is conceptual only. It is provided for illustrative purposes only and should not be relied upon. We make no guarantees to the correctness of this plan. All interested parties should make and rely on their own enquiries in determining the accuracy of the information contained in this floor plan.