

**23 Diana Ave, Roselands, NSW 2196**

**Sold - 20/07/2022**

House 3 2 1



## SOLD PRIOR TO AUCTION - PETER KASSAS

Beautifully maintained original home, perfect for young families in a great location

With a prime family-oriented position footsteps to Roselands Shopping Centre, this classic single level home offered in excellent condition presents an appealing blank canvas opportunity for a complete contemporary renovation/creative transformation (STCA).

Perfect for young families wishing to move into the area, it features a clever floorplan with separate living and bedrooms zones enhanced by high ceilings and an abundance of natural light. There is a warm and inviting lounge with a gas fireplace and a separate dining area as well as a neat and tidy gas kitchen overlooking a sun washed child-friendly backyard.

Explore the possibilities to capitalise on its sought-after community-oriented address, a stroll to Roselands Leisure and Aquatic Centre, while moments to Beverly Hills North Public School, shops, eateries, and public transport.

- \* Beautifully maintained and primed for a modern renovation (STCA)
- \* Cleverly designed floorplan with separate living and bedroom zones
- \* Wonderfully spacious lounge with gas heater and separate dining area
- \* Neat and tidy eat-in gas kitchen with a rangehood and breakfast bar
- \* Sun washed landscaped level backyard perfect for children to play
- \* Well-proportioned bedrooms, one appointed with built-in wardrobe
- \* Oversized main bedroom with picture windows and leafy outlooks
- \* Well-appointed main bathroom, internal laundry and second bathroom
- \* High ceilings, lovely cornices, split-cycle air conditioning in living
- \* Side driveway access to a lock-up garage with storage/workshop
- \* Metres from Roselands Shopping Centre, Roselands Aquatic Centre
- \* Close to Beverly Hills North Public School, parks, public transport

Property Size: Total 461 sqm approx. Width 15.2m Length 30.4m approx..

### Listed By

The Office  
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Francois Vassiliades

### Open for Inspection

By Appointment.

