



## 2 Kings Avenue Roseville NSW

3  1  2 

First time offered to the market for 62 years. One owner, full brick Bungalow with enormous potential. You can either renovate or demolish and build your dream home (subject to council approval). There is no heritage listing and not within a conservation area. The possibilities are endless. Take advantage of the rarely found oversize block of approx. 1,170m<sup>2</sup>. Lush, established gardens create the perfect adventure land for children to explore or simply enjoy the privacy and serenity. At land value, how can you miss? Don't forget to bring your paintbrush!

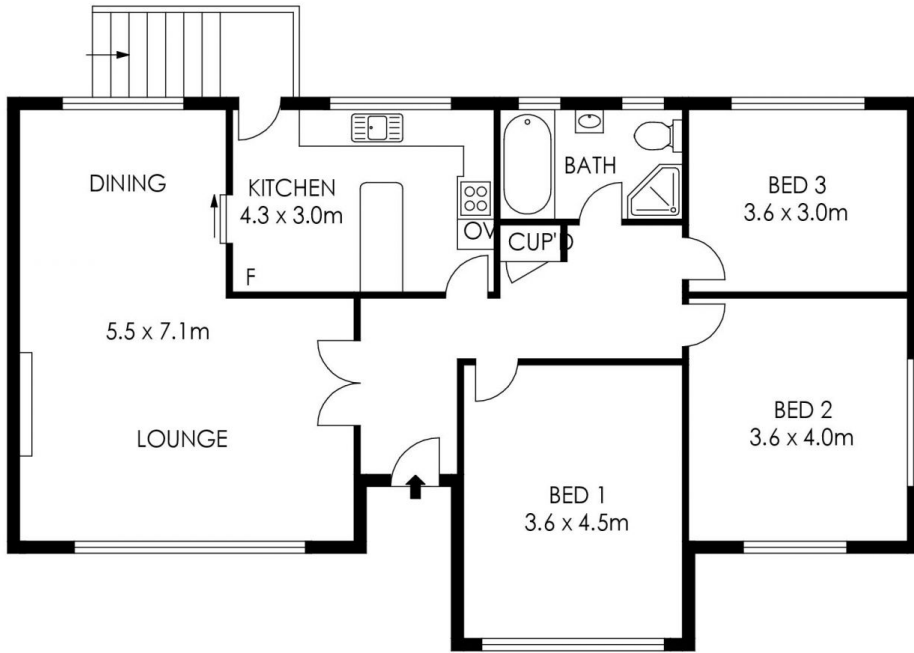
**Type** : House  
**Building Size** : 152 sqm  
**Land Size** : 1170 sqm  
**View** : <https://www.luschwitz.com.au/7166184>



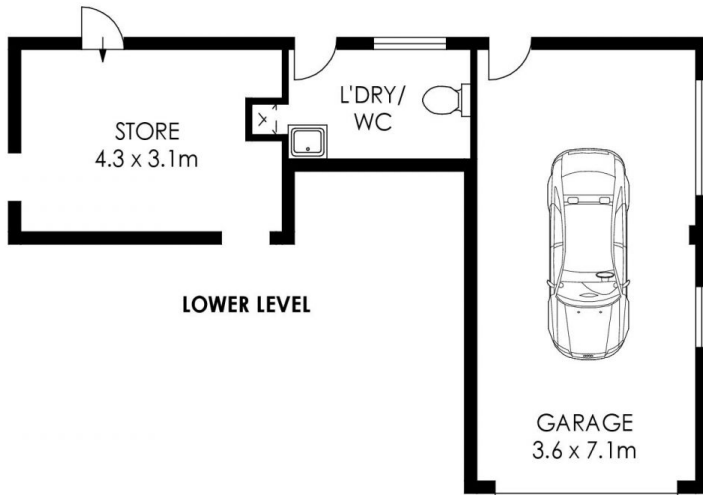
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ENTRY LEVEL



LOWER LEVEL



SITE PLAN  
(NOT TO SCALE)

APPROX. RESIDENCE AREA = 152 m<sup>2</sup>

APPROX. LAND SIZE = 1170 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



**2 Kings Avenue, Roseville**



**Luschwitz**

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