

**Spacious Home in Family-Friendly Setting, Ready for You to Make it Your Own**



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## 109B Stoddart Street, Roselands

### Auction - Contact Agent

Privately set back from the streetfront and offering direct access to the neighbouring park, this sunny and spacious home is perfectly suited to family life. The versatile floorplan includes a choice of living areas, as well as bedrooms and bathrooms on both levels. Timber floors and exposed brickwork create an instantly warm and welcoming atmosphere, though there's also great scope to add your own touches or renovate down the track. A large backyard with poolside alfresco space makes entertaining family and friends effortless, while a rear gate opening to Bungalow Road Reserve extends the kids' playing area even further. For everyday convenience, it's only 800 metres to HomeCo. Roselands, the aquatic centre and the popular Lantern Club, with Beverly Hills North Public School also just an 850 metre walk away.

- Open L-shaped living and dining, meals area off kitchen
- Separate rumpus room has sliding doors leading outside
- Covered alfresco setting, private front lawn and gardens
- Backyard features large in-ground salt water pool and spa
- Timber finished kitchen features gas stove, breakfast bar
- Three large upstairs bedrooms with robes, ensuite to main
- Ground floor fourth bedroom plus bathrooms on both floors
- Ceiling fans, remote shutters, plenty of storage throughout
- Garden shed, double lock-up garage with internal access
- Backs onto leafy Bungalow Road Reserve and playground
- 600m to Canterbury Golf Course, 800m to the M5 on-ramp
- 1.6km to Beverly Hills Station, café's and eateries

**Property ID:** L31657847

**Property Type:** House

**Garages:** 3

**Land Area:** 744.0 sqm

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