

INFORMATION SHEET

39 ARCHBOLD ROAD, ROSEVILLE

Land Size	1,275sqm
Internal Size	251sqm approximately
Water Rates	\$334pq approximately
Council Rates	\$551pq
Gas Kitchen	Yes
Fireplace	Yes
Underfloor Heating	Yes – to bathrooms
Parking	Double carport plus additional off-street parking
Year Built	Circa 1910
Renovations	Carport & turning bay (2008), deck extension (2009), bathrooms & laundry (2010), fireplace (2013), upstairs retreat (2023), painting & landscaping (2024).
Hot Water System	Right hand side of house
Heritage Listed or Conservation Area?	No
Sales Contract	Yes, see agent
Building & Pest Report	Yes, see agent
Rental Potential	\$1,750 - \$1,850 per week
School Catchment	Killara High School – 3.3km Roseville Public School – 500m
Distance to	Roseville Train Station – 1km Westfield Chatswood – 2.8km Roseville College – 1km Sydney CBD – 11km

*Approximate

James Sutton
Principal & Sales Agent
0422 704 370
Jamessutton@mcgrath.com.au

McGrath