

# GUNNING



## 40 McCallum Street Roselands NSW

4 2 1

Gunning Real Estate is pleased to present For Sale via Public Auction, this solid full brick duplex on a good 407sqm\* block of land. Boasting a warm and inviting flow, this modern duplex is ideal for family living and entertaining. The home is conveniently situated within close proximity to McCallums Hill Public School, local shops, parks and public transport.

### Key Features:

- Spacious two-level full brick home
- Welcoming entry/living area
- Sleek kitchen with large island bench, gas cooking and ample storage
- Open plan family/dining area with bi-fold doors allowing easy outdoor flow

[For full version visit the website](#)

**Type** : Semi Detached  
**Land Size** : 407 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/canterburybankstown/roselands/residential/semi-detached/8131336>



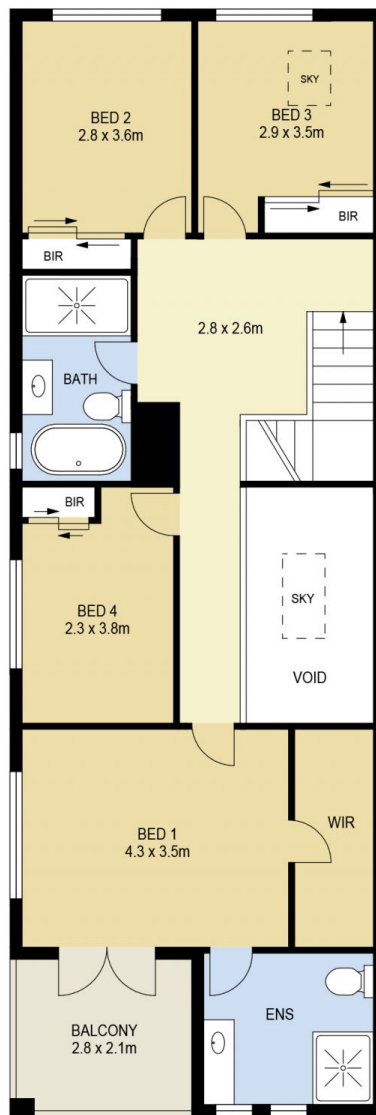
**James McKenny**  
(02) 9310 9208



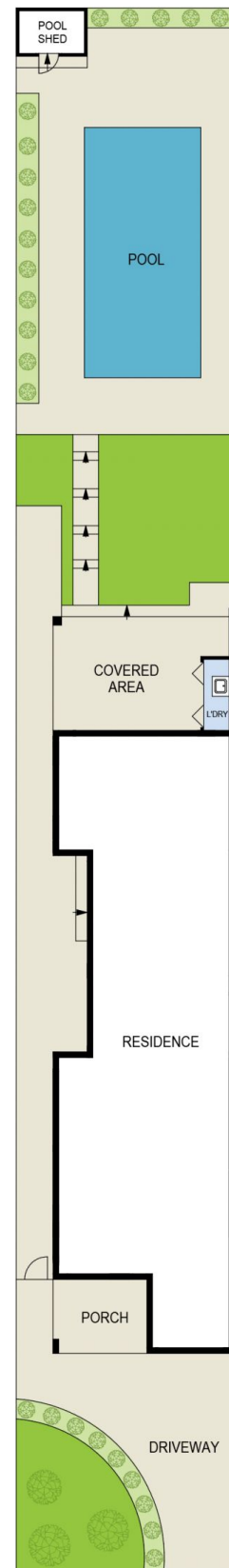
**William Gunning**  
(02) 9310 9207



GROUND FLOOR



FIRST FLOOR



SITE PLAN  
(NOT TO SCALE)



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

**GUNNING**

40 McCallum Street **ROSELANDS**