

## Features: 4757 Avoca Street

Listed for \$539,000

2 bedrooms, 1 bath

1,073 sq. ft. on a 5,000 sq. ft. lot

Built in 1940

- 1940s traditional updated with modern conveniences
- Central air and heat
- Newer plumbing and electrical systems
- Walnut floors throughout
- Living room features coved ceiling, skylight, and French doors to the deck and back yard
- Original bath tile, sink, vanity, tub and separate shower
- Updated kitchen with Caesarstone counters, dishwasher, garbage disposal, and restored vintage Wedgewood stove
- Separate laundry room with storage closets
- Freshly painted interior
- Back yard landscaped to create a private garden
- Fully fenced and gated property
- Automatic sprinkler system installed
- Detached two-car garage (finished with drywall and insulation)
- Schools: Rockdale Elementary, Eagle Rock Junior/Senior High School

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