



**106 ROCKLAND ST**

SWAMPSCOTT, MA 01907

**\$1,395,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 106 ROCKLAND ST

SWAMPSCOTT, MA 01907

The main house of this property lives like a single family with gourmet kitchen, formal dining room and living room with large stone fireplace. A 3 season porch lets the ocean breezes flow through this level with a charming half bath completing the picture. Upstairs you will find a primary suite with full bath and two additional good sized bedrooms and ample closet space. The attached townhouse unit has two entrances off the side with the first entering into the living room, gourmet kitchen and first floor full bedroom and three quarter bath and in unit washer and dryer.

**Cooling: Window A/C,**  
**Fireplace Count: 1 Fireplace,**  
**Garage Count: 2 Car Garage,**  
**Heating - Fuel Type: Gas,**  
**Location: Ocean Front,**  
**Sewer: Public**

**\$1,395,000**



The second entrance leads into a tiled floor mudroom with built ins and cubbies and leads up to second floor with ocean view bedroom, full bath and two additional rooms. There is a two car EE garage with 2 spaces in front and additional parking in driveway. Outdoors you will love the elevated deck and porch with ocean views. Perfect for owner occupied with income, in law set up, or investment. Separate gas utilities.



