

1/12 Salisbury Street, South Hurstville, NSW 2221



Townhouse For Sale

Thursday, 29 February 2024

1/12 Salisbury Street, South Hurstville, NSW 2221

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Patrick Wedes
0418356789



Myanna Wedes
0431927391

Auction If Not Sold Prior

"Tightly held for 20 years, this over 55's double brick townhouse has been our home and we have loved every minute of living in this wonderful community. With the balanced light, airflow and privacy, this house-like property has been cherished, is low maintenance, caters for those who have pets or grandchildren wanting to play and is incredibly convenient. You can walk to local coffee shops, restaurants, and supermarkets, catch the bus up to Hurstville and go into the city of Sydney for the day whilst returning home with ease. It is the ultimate in catering to those who like to travel as well like we did with space for larger vehicles inside the garage. Craftsmen specialising in wood and metalwork will love the workshop bench and vice for their creative projects like we did." Positioned in a commanding location within a boutique block of five townhouses, this wonderful double-brick residence represents a house-like feel with oversized proportions and is set in a tightly held over 55's block. It enjoys a prized northwest-facing aspect for those who love natural light, openness and a neutral colour theme. The oversized floor plan with an open-concept living and dining area seamlessly connects to the kitchen, offering the perfect space for entertaining or simply relaxing in style. Chefs, cooking enthusiasts and patisserie gurus will love the kitchen that features quality stainless steel appliances, sleek countertops, and ample storage for all your culinary needs. Maintained to the highest of standards, this townhouse is a standout in the area and caters for those who like a balance between indoors and outdoors. This walk to everywhere address is minutes to Hurstville CBD, Hurstville Central, Hurstville Westfield, South Hurstville shopping village, various supermarkets, bus transport to Hurstville train station, bustling cafes, groovy restaurants, the Pinnacle RSL, vet, medical centre, physio, bakery, and more. In addition, the townhouse is within 5-10 minutes of Hurstville Private Hospital, Yum Cha restaurants, Humphrey's Hotel, and Above 8 Rooftop Bar & Lounge. Sporting enthusiasts will love the access to Hurstville Golf Course, Ken Rosewall Tennis Centre and the local waterways in Connells Point, Kyle Bay, Hurstville Grove and Oatley. Essential workers are only 15-20 minutes from Sydney Airport. For those wanting to enjoy an active lifestyle, you can walk to Poulton Park, Moore Reserve and Carss Bush Park for those nature adventures and immerse yourself within the local environment.

Accommodation & Key Attributes:- Self-managed strata, commanding block position, oversized floor plan, sought-after neighbourhood location, boutique block and within an over 55's complex.- Double brick construction, concrete slab, brand-new timber flooring, light-filled, quality Feng Shui energy, elevated district views including water glimpses and a commanding view of Captain Cook Bridge.- Three bedrooms, two with built-in wardrobes, two living areas, and space to integrate a home office/study for those working or designing from home.- Enjoy outdoor living with a remarkably private outdoor alfresco entertaining area perfect for dining, gardening, relaxation, yoga, meditation and entertaining guests all year round with gate access to the front of the complex.- The living space and adjacent dining area are framed beautifully with natural light, cross-flow ventilation, high ceilings, split-system air-conditioning and secure access from the front gate.- Large master bedroom with an en-suite, built-in wardrobe, study nook plus direct balcony access for reading in the afternoon and enjoying the sunsets.- Two bathrooms, the master bathroom with a bathtub, an additional powder room on the ground floor, internal laundry and internal access from the garage.- nbn® Hybrid Fibre Coaxial (HFC) connected, pet-friendly subject to strata approval, secure intercom system, automatic double-width garage with custom built workbench and vice plus storage space, height for larger vehicles plus multi-access to the property.

Local Amenities & Community Points Of Interest:- 5-minute walk to the 953, 959, 970, 971 and 7 bus services (Hurstville Station, Miranda Westfield, Cronulla & Sydney Olympic Park).- 12-minute walk to Hurstville CBD, Hurstville Central & Hurstville Westfield.- 12-minute walk to Hurstville train station and Ma'anshan Friendship Park.- 10-minute walk to South Hurstville shopping precinct and surrounding facilities.- 5-minute drive to Poulton Park, Carss Bush Park and Moore Reserve.- Every Thursday in Hurstville you can enjoy The Foodies & Farmers Markets with a wide range of fresh and organic produce from the state's best farmers.- 15-20-minute drive to Lady Robinson's Beach, Cook Park, Southgate Shopping, Miranda Westfield and Cronulla Beach.

Total Size: 191m² approx. (as per contract for sale). **Approximate Outgoings Per Quarter:** Council: \$333pq approx. Water: \$223.10pq approx. Self-Managed Strata: \$1093.02pq approx. For more information or to discuss this property, please contact: Patrick Wedes | 0418 356 789. Myanna Wedes | 0431 927 391. Taj Melrose | 0475 389 054. Office: 02 9599 4044. Direct Line: 02 7229 1231. Award Winning Local Specialist Family Team. Belle Property Platinum Elite Agents FY23, FY22 & FY21. *All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided.