

**1/13 Bold Street, Laurieton, NSW 2443**



**Sold Villa**

Thursday, 9 May 2024

1/13 Bold Street, Laurieton, NSW 2443

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Andrew Stokes

0265597007

**\$645,000**

Experience the comfort and convenience of a low maintenance and spacious three bedroom villa nestled in the heart of Laurieton. Complete with a private outdoor area and double garage. The home includes:- Three spacious bedrooms all with built in wardrobes, main with ensuite- Separate lounge and dining spaces - Central kitchen with ample storage and bench space- Main bathroom with separate toilet- Outdoor entertaining area complete with weather blinds- Huge double garage with workshop area and internal access- Offering a low maintenance lifestyle and level living- Only a short 500m into Laurieton's CBD, with Cafes, retail, Cinema and more - A short 270m to the beautiful Camden Haven River walkway and 5 minute drive to local beaches

Property Details: Council Rates: \$2,200 pa approx. Strata: \$716.87 per quarter approx. Rental Potential: \$550 - \$580 per week approx. DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.