

**1/76 Verdun Street, Bexley, NSW 2207**

**Raine&Horne.**

**Villa For Sale**

Tuesday, 23 January 2024

1/76 Verdun Street, Bexley, NSW 2207

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 112 m2**

**Type: Villa**



Sam Epsimos  
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Toulia Haddad  
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## For Sale Price Guide \$900,000

Nicely tucked away in a boutique block of just four, this well designed residence ensures a low maintenance lifestyle of comfort, privacy and convenience. The practical layout showcases a generous combined lounge and dining area further enhanced by high ceilings, a gas equipped kitchen for an easy cooking experience, as well as access to a north east facing courtyard bathed in sunshine. This property creates an exciting opportunity for first homebuyers and downsizers seeking a ready-to-enjoy home with scope to add extra value and personalise in the future. It is also a fantastic choice for savvy investors looking to secure excellent rental returns in a sought-after location close to everyday necessities. The property is within walking distance of buses, parks and Carlton Public School, while shops and city transport are minutes away. • Single level layout ensures great functionality and comfort throughout • Paved courtyard and level front yard providing relaxed outdoor setting • Neatly presented interior enhanced by high ceilings and tiled flooring • Stone finished kitchen offering oven, gas cooktop and tiled splashback • Two comfortable bedrooms, main featuring mirrored built-in wardrobe • Tidy bathroom with shower and bathtub, separate w/c and laundry room • Air conditioning, gas heating bayonets plus Rinnai hot water system • Driveway leads to secure lock-up garage, convenient internal access • Handy for Kogarah Town Centre, Rockdale Plaza and Westfield Hurstville