

# 1 Taronga Street, Hurstville, NSW 2220



## House For Sale

Tuesday, 2 April 2024

1 Taronga Street, Hurstville, NSW 2220

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 626 m2**

**Type: House**



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## Auction | Contact Team Wedes

An exceptional property opportunity awaits in the heart of Hurstville with unparalleled build potential STCA / CDC approval. The options are spectacular with a corner block, dual street frontages, easement-free block, level land and scope for a potential granny flat STCA / CDC approval for additional rental income for savvy property owners. Situated in the highly sought-after suburb of Hurstville, enjoy the convenience of urban living while relishing in a peaceful residential setting complimented by luxury homes, beautiful greenery, quality Feng Shui energy, a tranquil setting and a wonderful community network of friendliness and happiness. Whether you are looking to build a brand new architectural luxury above, renovate the existing home, property flip for business purposes or create a modern family masterpiece, this property location provides a solid foundation for your imagination to run wild. It is on the market for the first time in generations and is enhanced by its north-facing aspect with exceptional natural light. This home and location will appeal to builders, families, first-home buyers, upsizers, developers, property flippers, professional couples, those out-of-area looking to relocate, multigenerational buyers and investors looking for an investment property to add to their portfolio. If you specialise in renovations, you could look at refreshing the current home to create a wonderful abode for those wanting to secure an upgraded residence. With a clear block and quality land size, this property offers exceptional value, providing a solid foundation for your future investment. The home is within minutes of Hurstville train transport, bus access, delightful cafes, restaurants, bars, Westfield Hurstville, boutique shops, park reserves and a 10-minute walk to Hurstville Oval, Timothy Park and Hurstville Park. Suitable for those working in the medical or airport industries within 15 minutes of those facilities. Those who are commuting to the Sydney CBD can walk on foot to the train station or utilise various available bus services. This is an opportunity not to be missed as homes like this one are tightly held within the Hurstville postcode.

**Accommodation:-** The current home features three bedrooms, two with built-in wardrobes, two living areas and a separate dining room.- Quirky design with art-deco features inside and outside. Easy access to the outdoor areas for those who want a practical floor plan.- Main bathroom with shower, bathtub, vanity, separate toilet plus an additional toilet off the lounge area.- Functional kitchen with an art deco theme, dishwasher, range hood, gas cooktop, oven, cupboard storage plus plenty of bench space for meal preparation.- Commanding north-facing aspect for quality natural sunlight and cross-ventilation, internal laundry and all complete with two linen closets.- nbn® Fibre to the Curb (FTTC) is available for those working from home or entertainers with streaming services like Netflix, Stan, Disney+, AppleTV and Amazon Prime.- Lovely chandeliers, a ceiling fan, external security blinds, multi-access to the home, high ceilings, space for home office/study area to be integrated with a built-in blackboard for those working in the education department.- Large child-friendly backyard with garage, two sheds, garden beds and space for a potential granny flat STCA / CDC approval.- Quality space available for a swimming pool, cabana and outdoor entertainers deck STCA / CDC approval.

**Features & Amenities:-** School Catchment: Kingsgrove High School. There is also access to various private schools and Catholic schools if required including Sydney Technical High School, Danebank Anglican School For Girls, Marist Catholic College, Bethany Catholic College Hurstville and St George Christian School.- 8-10-minute walk to Warren Reserve, Emma Edwards Reserve and a 15-20-minute walk to Hurstville Oval, Timothy Park and Hurstville Park.- 5-minute drive or 25-minute walk to Hurstville train station for convenient access to the City of Sydney.- 5-minute walk to bus access with varying services including 410, 490 and 455 services (Hurstville Train Station, Hurstville Westfield, St George Hospital & Kingsgrove Train Station).- Within minutes of Hurstville CBD, Westfield Shopping, Event Cinemas, Hurstville Library, and the medical precinct including Hurstville Private and Waratah Private Hospitals.- 15-20-minute drive to Sydney International & Domestic Airports for those working in the airlines, travelling interstate or overseas.

**Approximate Outgoings Per Quarter:** Council: \$541pq approx. Water: \$196pq approx. Land Size: 626m<sup>2</sup> approx. (as per contract for sale). Taronga Street Frontage: 15.24m approx. (as per contract for sale). Louis Terrace Frontage: 41.455m approx. (as per contract for sale). Rear Boundary: 15.24m approx. (as per contract for sale).

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. Social Media: @TeamWedesBellePropertyBelle 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.