

**10a Clarence Street, Matraville, NSW 2036**



**Sold Duplex/Semi-detached**

Friday, 29 September 2023

10a Clarence Street, Matraville, NSW 2036

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Martin Farah  
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## Contact agent

Situated on the doorstep of Barwon Park is this perfectly positioned attached residence, spread over 3 levels offering a low maintenance and open plan lifestyle. Nestled within a family friendly postcode and with schools, bus transport, local beaches, Matraville shops and other amenities all close by. This convenient location will provide ease on a day to day basis while coming home to comfort and a versatile lifestyle of indoor and outdoor living. • Oversized open plan living, kitchen and dining with bi-folds to a private courtyard/ garden areas. • Gourmet style gas kitchen with breakfast bar. • 4 bedrooms, master with ensuite. Two bedrooms with direct balcony access. • Generously proportioned downstairs bedroom complete with ensuite. • LUG with internal access, ample storage & additional off street parking. • Air conditioning, Security alarm, tiled flooring, bi-fold doors. • Freshly painted with new carpets installed throughout. • Oversized, low maintenance and affordable. • Surrounded by local schools, shops, cafes, parks and beaches. Water Rates: \$173.29 per quarter approx. Council Rates: \$430.39 per quarter approx. Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.