

11 Paul Street, Cardiff, NSW 2285



House For Sale

Sunday, 31 December 2023

11 Paul Street, Cardiff, NSW 2285

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 639 m2

Type: House



Beau Hedley
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Contact Agent

As soon as you step inside 11 Paul Street, Cardiff, you will realise this is a renovated home that stands out from the crowd. Add to that a laser-level block where there is room for a granny flat or pool (STCA) and you'll quickly realise that opportunities of this nature rarely come along. To size it up - this is a gorgeous ready-made retreat with scope to transform the yard into an outdoor paradise or potential money-spinner. Stylishly updated, polished floorboards are the perfect choice to complement the crisp white walls and modern plantation shutters. Bedrooms rest down one side of the home and all are large and beautifully appointed. A free-flowing open plan living/dining and kitchen zone rests along the opposite wing, extending out to a semi-enclosed entertainment area where you'll love hosting intimate dinner parties through to large-scale family celebrations. Two glossy bathrooms, a statement island kitchen, split-system air-conditioning and designer lighting continue to impress. A much-loved suburb for those who enjoy the best of both worlds, this pocket of Cardiff is quiet and well-connected. Evans Park soccer fields and netball courts are steps away, you can access the CBD and station in under 5 minutes, or be seated at one of Warners Bay's popular waterfront cafes within 10 minutes. - Fully renovated in recent years, including external cladding and top-to-toe internal revamp - Skylit kitchen with custom island bench, stone surfaces, glossy white cabinetry - Seamless flow from the open plan zone to an alfresco area, extending living space - Robes and fans in all bedrooms, barn door from the master to the ensuite - Both bathrooms are fully tiled and ultra-modern, featuring black tapware and timber vanities, bath in the main - Endless possibilities to transform the deep yard into an outdoor wonderland, or add a granny flat/garage (STCA), or keep the open lawn for play - Single carport and plenty of off-street parking in the driveway - In the catchment area of Cardiff South Public and Cardiff Highs Schools, 750m to St Kevin's Primary Rates: - Council Rates: Approx. \$445 per quarter- Water Rates: Approx. \$330 per quarter