

**118 Park Avenue, Ashfield, NSW 2131**

**HARRIS TRIPP**

**House For Sale**

Tuesday, 11 June 2024

118 Park Avenue, Ashfield, NSW 2131

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 309 m2**

**Type: House**



Jordan Dias  
0416851711



Joey Di Perna  
0449772093

## Guide \$1,750,000

Nestled within one of Ashfield's finest tree-lined streets is this well-presented four bedroom + study residence. This free standing home is low maintenance, offers comfortable living spaces, a self-contained studio and updated finishes throughout. A highly sought-after location completes the package just moments to Ashfield train station, cafes and Pratten Park.- Open plan kitchen with gas cooking and granite benchtop- Two master bedrooms with built-in-robos and stylish en-suites- Low maintenance sunny landscaped gardens with outdoor entertaining- Separate self-contained granny flat- Rear lane access with off street parking for two cars- Ideally situated just steps away from the expansive Pratten Park- Walk to Ashfield station, local schools, aquatic centre & Ashfield MallLand size: 309 sqm, approximatelyCouncil rates: \$468 per quarter, approximatelyWater rates: \$278 per quarter, approximately