

12 Hillary Parade, Matraville, NSW 2036



Sold House

Friday, 11 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 528 m2

Type: House



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Occupying an elevated 543sqm* parcel of land, enjoying a sun-drenched north-western aspect, this freestanding three bedroom home boasts an outstanding opportunity in way of value add through rebuilding, renovating or potentially subdividing via dual occupancy (STCA + STCDA). Presenting original interiors immaculately kept, three bedrooms of accommodation, large living area and separate dining space off the kitchen. This home features an expansive subfloor which includes garaging, a workshop and huge under house storage with kitchenette and access to plumbing. A raised outdoor patio enjoys panoramic district and sunset views, connecting to a deep turfed backyard. Within a short stroll to public transport links, a number of popular schools, shops, cafes, Pioneer Park and Malabar Beach. Property features include:- Approx. 543sqm parcel of land, 16.51m frontage*- Three bedrooms of accommodation, main with built-in- Well appointed bathroom with bath, separate toilet.- Immaculately kept kitchen with ample storage.- Separate living and dining areas, drenched in sun.- Outstanding North-Wes aspect, natural light and district views.- Double tandem garaging, huge subfloor.- Under house storage, workshop and cellar.- Front and rear yards, high privacy fence on entry.*Subject to council approval.*Subject to complying development approval.*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.