

**12 Page Avenue, Ashfield, NSW 2131**

**LJ Hooker**

**House For Sale**

Tuesday, 7 May 2024

12 Page Avenue, Ashfield, NSW 2131

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Domenic Bucciarelli  
0411199466



Jayden Segura  
0436600567

## Auction

Peacefully positioned in a coveted and tranquil tree-lined avenue, this idyllic Californian-Bungalow enjoys a seamless indoor/outdoor flow and exudes character and charm. Fitted with a spacious full brick extension which mirrors the original features of the home, it is a great opportunity for a three generational or growing family. Key Features:- Four generously sized bedrooms; with the master featuring a sunroom for added relaxation.- Open-plan living and dining area adorned with polished timber floors throughout.- Balcony extends to a north facing paved courtyard; providing a delightful outdoor entertainment area.- Quality kitchen featuring gas cooking, granite stone bench top and breakfast island.- Two modern bathrooms.- Equipped with Attic storage, high ceilings and ducted air-con.- Includes a garage and shed for additional storage or can act as a workshop/studio.- 6.6kW system of 26 Solar panels on the roof.- Flat property inside and out, without the need to negotiate steps.- With the provision of a ramp, it's completely wheelchair and disability accessible.- Within easy access to CBD bound transport and excellent school catchment zones.**DISCLAIMER:** This advertisement contains information provided by third parties. While all care is taken to ensure otherwise, LJ Hooker Ashfield does not make any representation as to the accuracy of the information contained in the advertisement, does not accept any responsibility or liability and recommends that any client make their own investigations and enquiries. All images are indicative of the property only.