

# 12 Wimbledon Grove, Garden Suburb, NSW 2289

LANE CAMPOS

## Sold House

Monday, 23 October 2023

12 Wimbledon Grove, Garden Suburb, NSW 2289

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 569 m<sup>2</sup>

Type: House



Bec Williams  
0249676770

**\$805,000**

There's a sweet and inviting feel to this newly refreshed home. In a leafy enclave, surrounded by bushland reserve, and with a North to rear aspect, privacy and lifestyle are the draw cards on offer here. This classic era property has undergone a complete transformation creating a stunning contemporary residence wrapped within its charming exterior. Comfortably situated on the high side of the street, with green vistas from every room, there is still plenty of scope to add personal touches in the future should you desire. Boasting the perfect rear garden with entertaining zones, this will be the place at the end of the day to enjoy a quiet cocktail watching the sun sets or hosting friends and family. This community minded neighbourhood offers quiet relaxation with plenty of open space and lush parkland at your doorstep. Highlights:-- Three bedrooms - two with built-in robes-- Third bedroom has a study nook-- Laundry and second bathroom adjacent to the alfresco - perfect for entertaining-- Light filled interiors with high set views over the surrounding bush land-- Fully updated interiors - including new flooring, kitchen, deck, re-wiring and more-- Split system air conditioning and ceiling fans-- Open plan kitchen with quality appliances and breakfast bench-- Large lounge and dining room flowing through French doors to the alfresco and garden area-- Approx. 569.1m<sup>2</sup> block - fully fenced-- Garage and off-street parking Here and there:-- School catchment - Garden Suburb Public School - 3min drive (1.6km), Cardiff High School - 4min drive (2.6km)-- Blackbutt Nature reserve - 4min drive (2km)-- Westfield Kotara - 6min drive (3.5km)-- Charlestown Square - 5min drive (3.2km)-- New Lambton retail and café hub - 7min drive (4.1km)-- Merewether Beach and Ocean Baths - 14min drive (10km)-- Approx. weekly rental return - in the vicinity of \$620-- Approx. council rates per quarter - \$540-- Approx. water rates per third - \$300 (not incl. usage) For more information, please contact Bec on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.