

**13 Maud Street, Cardiff South, NSW 2285**

daltonpartners

**House For Sale**

Wednesday, 29 May 2024

13 Maud Street, Cardiff South, NSW 2285

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 769 m2**

**Type: House**



John Kerr

0249693500

**For Sale \$640,000 - \$675,000**

An outstanding choice for those seeking entry into the housing market, this well-preserved original home is an offering of pure potential. Be inspired by the enormous scope this property delivers with its retro interiors and deep block size presenting the ideal foundations for transformation. Inside, its two-bedroom layout is perfectly liveable, however, it's ready for a contemporary update and waiting for someone to explore its future prospects by either renovating for profit or recreating it into a modern home. At the rear, a separate studio is surrounded by a series of sheds, adding plenty of versatility to this gem. Centrally located, this address is only a few short blocks from sports ovals and a five minute drive to either Cardiff CBD or the waterfront dining scene at Warners Bay.\* Original and well-located home on a large blank canvas block in Cardiff South\* Large living room, rear family room and a dining area off the kitchen\* Retro kitchen and bathroom, both functional just a little dated\* Two bedrooms (one with a built-in robe) plus a separate office space\* Split-system air-conditioners; gas-topped oven and dishwasher in kitchen\* Versatile rear studio – this could be another bedroom, office or retreat space\* Large and covered alfresco area, three sheds and a utility room\* Drive through carport leads to a handy second carport\* Manicured yard – deep and lovingly cared for over its lifespan\* A great first-home, renovation project, or ready-to-rent investment Council Rates: \$1,761 PA approx Water Rates: \$430 + Usage PA approx Rental Potential: \$500 - \$550 PW approx