

13 Tivoli Esplanade, Como, NSW 2226



Sold House

Saturday, 2 March 2024

13 Tivoli Esplanade, Como, NSW 2226

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Andrew Mills
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\$1,410,000

Situated in a sought after pocket of Como, positioned on the high side of the street, this family home enjoys cool breezes, great natural light, and a green leafy outlook of the Carina Bay Reserve. The residence showcases charming original features, ornate ceilings, easy flow floor-plan, complemented by warm and welcoming vibes, offering potential to add future value to such a well-located property. Features:- Neatly presented kitchen with combined oven and gas cooktop, plenty of bench and cupboard space.- Spacious front family lounge room, brick feature gas fireplace and with split system air-conditioning, tree top views through beautiful wooden windows. - Two good sized, light filled bedrooms, both with ceiling fans and one with built-in wardrobe. - Bedroom three can be easily convert into a sun-room, study or create the ideal home office. - Family bathroom with separate bathtub and shower. - Generous internal laundry with access to sunny backyard. Additional outside w/c. - Large established backyard, plenty of space for kids & pets. - Double car port with additional off-street parking and an abundance of under house storage with multipurpose storeroom and workshop. - Bonus attached granny flat, two-bedroom self-contained studio, space for in-law or guest accommodation, complete with bathroom and kitchenette, internal or private access. This single level residence offers a fantastic opportunity, ready to move in or to add value through renovation, within walking distance to Como Train Station, close proximity to local shops and schools across the road from Carina Bay Reserve (dog friendly park), Como Pleasure Grounds and Marina. Land Size: 796.7m² Council Rate: \$481.30 per quarter Water Rate: \$171.41+ usage per quarter