

176 The Boulevarde, Toronto, NSW 2283

The Avery logo is located in the top right corner. It consists of the word "Avery" in a white, bold, sans-serif font, set against a dark grey rectangular background with a thin orange horizontal line at the bottom.

Sold House

Thursday, 28 March 2024

176 The Boulevarde, Toronto, NSW 2283

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



Leah Avery

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Contact agent

Treasured for over 42 years, this original two-bedroom, one-bathroom classic is situated on an approximate 607sqm north facing block, with coveted R3 Medium Density Residential zoning, and a location that screams convenience an easy 10 minute stroll into Toronto town centre. While this tightly held residence has been well maintained, it's evident that a touch of modernisation would unlock its full potential. Start by freshening up the décor and replacing the carpets and witness an instant transformation. The kitchen and bathroom present an opportunity to elevate the property further, adding immediate value through contemporary updates. Whether you're a first homebuyer seeking that first step on the property ladder, a visionary with a passion for renovation, or a developer looking to capitalise on the location and zoning, this property is packed with potential. (All building work is subject to council approval). Living or investing here means almost instant access to a vibrant array of lakeside shopping and dining, as well as Toronto Private Hospital. Toronto boat ramp is at the end of the street, where you can launch your boat for a day of fun out on the water. Newcastle CBD and beaches are less than half an hour away. And with a 10 minute drive separating you from the M1, you can be on the outskirts of Sydney in around 75 minutes.- 607sqm block with approx. dimensions of 12m X 50m and R3 zoning- Deep backyard with plenty of room to extend the home or add another dwelling (STCA)- 6m x 7m storage shed at rear of block- Sunroom, air-conditioned lounge room, two generously sized bedrooms- Neat and tidy original kitchen and bathroom spaces plus second living area- Just 1200m to Toronto Boat Ramp and lake foreshore- 1.1km to Toronto Public School, 1.2km to Toronto High, 6km/10mins to St Paul's- 5 mins - Fassifern Station, 8 mins - M1 Motorway, 35 mins - Newcastle CBD & beaches- 75 mins to Wahroonga on the outskirts of Sydney Avery Property Professionals are proud to present this home to the market. Please contact Leah Avery today to secure your inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.