

18 Barralier Avenue, Woodberry, NSW 2322

House For Sale

Wednesday, 22 May 2024

18 Barralier Avenue, Woodberry, NSW 2322

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 506 m2

Type: House



Rob McCorriston
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SELLING \$650,000 - \$675,000

Located in the highly sought after Barralier Avenue, this three bedroom family home is one that must be seen and appeals to buyer groups. Welcome to 18 Barralier Avenue, Woodberry. This classic, easy care clad and tile home is situated on a generous 506 square meter level block & provides the perfect opportunity for all buyers groups to make this one...home. Charming, light filled, spacious and boasting an array of impressive features, you will instantly fall in love with the practicality the floorplan, the generous spaces, the open plan layout and a seamless of indoor living meets outdoor entertaining. Features Include:- Renovated Bathroom featuring floor to ceiling tiles, open shower, freestanding bathtub, recessed wall storage along with a beautiful modern wood vanity.- Renovated Kitchen with European commercial 5 burner cooktop oven, rangehood, dishwasher along with numerous storage solutions and breakfast bar.- Formal lounge room with ceiling fan & split system AC.- Formal dining area off kitchen with ceiling fan.- Modern hidden internal laundry nook with plenty of storage solutions.- Master bedroom with split system AC, ceiling fan and built-in wardrobe.- Bedrooms 2 with built-in and ceiling fan.- Bedroom 3 with split system AC and ceiling fan.- Second bathroom at rear with shower and WC.- Timber floating floorboards throughout | Plantation shutters throughout.- Security screens | 2 x 12v Solar systems.- Instantaneous Hot water | bottled gas connection.- 2 x single car carports.- Double car garage that has been converted to 2 private studios.- Rear semi enclosed outdoor entertaining area.- Salt water chlorinated inground pool with landscaped surrounds. Other Features Include:- School catchment for Woodberry Public School (120m) | Francis Greenway High School (600m).- 15 Minutes' walk to Beresfield Business District | 12 Minute walk to Beresfield Train station.- 30 Minute drive to Merewether Beach | Dixon Park Beach. Outgoings:- Council rates - \$429.33 per quarter approx.*- Water Rates - \$250.00 per cycle + Usage approx.* Contact Rob McCorriston Today on 0406 121 166 for further information. Disclaimer: All information contained herein is gathered from sources we deem reliable. Nonetheless, we cannot guarantee the information's accuracy and act as a messenger only in passing on information. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the owner's request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.