

# 18 Lachal Avenue, Kogarah, NSW 2217



## Sold House

Monday, 14 August 2023

18 Lachal Avenue, Kogarah, NSW 2217

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 461 m2**

**Type: House**



Myanna Wedes

0431927391

## Contact agent

Sold By Patrick Wedes & Myanna Wedes! Moorefield Estate: "It is a special area to raise a family and enjoy the local community network. This is your chance to secure a double brick home in the growing St George market." Conveniently located in the family-friendly community of Moorefield Estate and nearby to sporting grounds, schools, the medical corridor of St George and the beachside of Brighton-Le-Sands, Monterey and Ramsgate Beach is this outstanding opportunity to secure a tightly held family home on the market for the first time in over 47 years. With a single-level layout, flexible floor plan, clear level block and minimal stairs, the home is enriched in history, character and is sure to tick the boxes for buyers both in and out of the area. The home is ideal as a live-in option, the perfect canvas to renovate, upgrade or build a brand-new home subject to council or CDC approval. There is scope to explore a potential second-storey addition STCA / CDC approval and capitalise on the level block of land with 461.6m<sup>2</sup> of land and a 15.24m frontage approximately. Those looking to invest can look to secure a long-term tenant within a pocket driven by quality school catchment, the local essential services with the hospital within walking distance and airport workers commuting to Sydney Airport. Create that quality investment nest egg and further expand your property portfolio. This home aspect will suit families, professional couples, doctors, nurses, surgeons, those downsizing from larger accommodations looking for ease of comfort, investors, builders, property flippers, multi-generational families and young couples looking to expand. With convenience at your fingertips, you can walk, drive or cycle to Kogarah town centre, train and bus transport, Scarborough Park, Lady Robinsons Beach, buzzing cafes, restaurants, Bunnings Rockdale, supermarkets and the coastal connection pathway that provides access all the way to Cronulla Beach. Accommodation:- Double brick construction, outstanding natural light, level land, side access, lovely neighbours and set within a tightly held blue-chip pocket in Moorefield Estate.- Delightful oversized covered front porch that is ideal for a French café setting, reading books, morning coffee/tea, catching up with the locals in the area and enjoying the sun.- Welcoming entry point to the residence with a manicured front yard, complimentary gardens, a west-northwest facing aspect, privacy, and a low-maintenance lifestyle.- Three bedrooms, two with freestanding wardrobes, timber blinds, high ceilings and a formal entry hallway that is suitable to display artworks, family heirlooms or sculptures.- Large child-friendly backyard with plenty of space available for entertaining, children playing sports, pets and ideal for those looking to integrate a plunge pool (STCA) / CDC.- Versatile floor plan with a seamless connection from the living area to the dining area, kitchen and will be popular with the growing family, investors and first home buyers. NBN Fibre to the Curb (FTTC) connected and gas bayonet.- Original bathroom with bathtub, shower, vanity, separate toilet, external laundry plus an additional toilet outdoors for those enjoying the outdoor environment.- Vast kitchen with quality timber cabinetry, dishwasher, cooktop, range hood, stove and with an easy flow through to the living/dining area for those who like to host dinner events.- Automatic single-car garage with access to the backyard plus space for parking off-street utilising the driveway. Suitable for parking a small boat, jet ski or caravan. Features & Amenities:- Set in the direct school catchment zones for Ramsgate Public School, Moorefield Girls High School and James Cook Boys Technology High School. Various private, selective and catholic school options are available including Marist College Kogarah, St Patrick's Catholic Primary School Kogarah, St George Girls High School and Sydney Technical High School.- Superb and easy access to the 947 bus services with direct access to Kogarah Station, Hurstville Station and Dolls Point. This is ideal for families, elderly residents and teenagers commuting to school or work.- Very convenient location to various childcare facilities, cafes, supermarkets, Pino's Dolce Vita, bayside walks, local football stadium, restaurants, outdoor public spaces for local events and Scarborough Park.- For marine enthusiasts, you are within easy access to Botany Bay, Cook Park and Lady Robinsons Beach. Perfect for walking, leisure activities, kayaking, fishing, boating, jet skis and swimming.- 10-minute walk to St George Private Hospital, St George Public Hospital, TAFE St George Campus and plenty of local businesses.- 15-minute drive to Sydney Domestic & International Airport for essential workers plus easy access to Port Botany, the Inner West & Eastern Suburbs. Land Size: 461.6m<sup>2</sup> approx. (as per contract for sale). Frontage: 15.24m approx. (as per contract for sale). Approximate Outgoings Per Quarter: Council: \$410pq approx. Water: \$233pq approx. Rental Estimate: \$800 per week approx. For more information or to discuss this property, please contact: Patrick Wedes | 0418 356 789 & 7229 1230. Myanna Wedes | 0431 927 391 & 7229 1231. Patrick & Myanna | Father & Daughter Team. Social Media: @TeamWedesBelleProperty Belle Property Platinum Elite Agents FY22 & FY21. \*All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided. Note: the aerial photography outlines are to be utilised as a guide. For exact property dimensions, please refer to the contract for sale.