

**2/121 Balaclava Road, Marsfield, NSW 2122**



**Sold Villa**

Sunday, 13 August 2023

2/121 Balaclava Road, Marsfield, NSW 2122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 176 m2**

**Type: Villa**



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**\$1,465,000**

Spacious & Light-Filled Three Bedroom Villa peacefully positioned towards the rear of a beautifully maintained complex of only three, this immaculately presented residence offers spacious interiors which are bathed in natural light and high ceilings throughout. Boasting an easy flow of indoor to outdoor entertaining, open plan lounge and tasteful finishes across a single level layout, this lovely home presents an outstanding opportunity for the astute buyer. - Three generous bedrooms with BIRs, main with ensuite- Renovated kitchen with gas cooktop, dishwasher & water filtration system- Ducted reverse cycle air conditioning, timber floor boards- Main bathroom with separate bath & shower plus skylight- Private entertaining courtyard with electric awning ideal for al fresco dining- Spacious renovated laundry with built-in cupboard and skylight- Auto single lock-up garage with internal access, storage and security alarm- Steps to the bus stop for Eastwood railway, city and Macquarie Centre and moments to Macquarie University- Short stroll to St Anthony's Primary School, zoned for Kent Rd Public School -- -- School catchment for Epping Boys High School & Ryde Secondary College- Great choice for young families or down-sizers seeking low maintenance lifestyle

**KEY DETAILS:** Total Area: 176 sqm approx. Internal: 113 sqm approx. Courtyard: 63 sqm approx.

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