

2/56 Patrick Crescent, Saratoga, NSW 2251



Sold Villa

Wednesday, 17 April 2024

2/56 Patrick Crescent, Saratoga, NSW 2251

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 270 m2

Type: Villa



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\$680,000

Rarely offered, this spacious three bedroom villa in the highly sought after Saratoga dress circle. Only a few minutes gentle stroll to the waterfront, ferry, shops, café, major amenities, primary school, children's playground and reserve. Enjoy the waterfront at sunset! One of only two in the block, offering comfortable easy living with generous proportions throughout, air conditioning, private courtyard and single garage with internal access.- Enjoy a functional layout with living upon entry, air conditioning in lounge- Meals area off the kitchen flowing onto a sun-room then outside to a private courtyard- Three bedrooms, all with built-in robes- Easy flow to a private courtyard ideal for easy care living- Good sized bathroom with separate WC- Internal access to single garage and laundry with direct access outside- Short level walk to shops, waterfront and primary school

KEY DETAILS: Land Size: Approx 270 sqm Council Rates: \$1,117 p/a Strata Fees: \$300p/q Water Rates \$995 p/a Rental Estimate: \$450 - \$480 per week

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