

2/94 Caledonian Street, Bexley, NSW 2207

Raine&Horne.

Sold Villa

Friday, 15 September 2023

2/94 Caledonian Street, Bexley, NSW 2207

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



Marc Gable
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\$1,195,000

Enjoying an idyllic sense of peace and basking in all-day sun, this airy villa showcases a low maintenance single level floorplan ideal for a wide array of buyers including downsizers, young families, first homebuyers and astute investors alike. The interiors follow a free flowing layout and open onto a covered alfresco area, easycare lawn and courtyard, promoting carefree day-to-day living and vibrant indoor/outdoor entertaining. Whilst immaculately presented and in immediately liveable condition as is, the home presents a fantastic opportunity to modernise and further capitalise on a convenient yet peaceful address. The property is located within the Carlton Public School catchment, a five minute drive from the cosmopolitan heart of Hurstville and Westfield, and just moments from Kogarah's town centre and train station.

- Charming combined living/dining zone enhanced by chic new floorboards
- Covered alfresco area and easycare lawn shaded by established tree
- Functional kitchen features sleek stone benchtops and quality appliances
- Three spacious double bedrooms, all featuring mirrored built-in robes
- Air conditioning, dedicated internal laundry, ample storage throughout
- Fully tiled bathroom with separate shower and bath, w/c, high ceilings
- Freshly painted interiors, lock-up garage, additional off street parking
- Walk to buses and reserves, 30 minute commute to the heart of Sydney
- Close proximity to an array of quality schools, Kogarah High catchment

Strata Rates: \$882 per quarter approx*
Council Rates: 388 per quarter approx*
Water Rates: 180 per quarter approx*