

# 2 Curragundi Avenue, Belrose, NSW 2085



## House For Sale

Wednesday, 22 November 2023

2 Curragundi Avenue, Belrose, NSW 2085

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 699 m<sup>2</sup>

**Type:** House



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## Guide | \$1,700,000

This North-east facing single level family home is nestled peacefully in a serene cul-de-sac, yet just a stone's throw from local amenities including shops, schools, bus and parks. Occupying a sprawling, near-level 699sqm plot, this lovingly maintained and cherished residence is hitting the market for the first time, after being tightly held for over 50 years. With a functional floorplan, this sun-dappled residence features 3 bedrooms with built-ins including a master with walk-in robe and ensuite bathroom, plus a functional, original eat in kitchen at the heart of the home. This space is complemented by a generous living/dining area and opens up to an expansive, secure backyard that's perfect for children. Other highlights include a versatile study or 4th bedroom, a well-kept main bathroom, 2 air conditioning systems, and ample scope for adding personal touches in the future. Embrace the opportunity to move into this tranquil, sunlit abode and make it your own, either by enjoying its current charm or enhancing it with some minor cosmetic updates. This is an ideal first home upgrade for growing families, ready to create new memories. Water Rates - \$173 pq approx. Council Rates - \$492 pq approx. Total Size - 699.2 sqm Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Doyle Spillane Real Estate will not be held liable for any errors in typing or information. All interested parties should rely upon their own enquiries in order to determine whether or not this information is in fact accurate.