

**2 Larkhill Av, Riverwood, NSW 2210**



**Sold House**

Tuesday, 21 November 2023

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**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 531 m2**

**Type: House**



Phillip Wai Kit Ho  
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**\$1,300,000**

Proudly Sold by Ray White Riverwood - the Adison Phillip Group 02 9533 3888 Charm meets convenience in this timeless single-level abode nestled on a generous block of land near Riverwood shops and station. Experience the allure of classic architecture fused with modern comfort, all on a sprawling estate that offers a large front and back yard. This original gem offers a harmonious blend of space and style, providing the perfect canvas for your unique vision. Embrace the tranquility of a serene neighborhood while relishing the proximity to Riverwood's bustling shops and station. Elevate your lifestyle - seize the chance to call this classic beauty, home or knock it down and rebuild with second level district views - the position is higher than surrounding streets. Features:- Separate living and dining areas with eat in kitchen that offers large windows and plenty of sun- Charming original kitchen with quality appliances and ample cupboards for storage- Three spacious bedrooms with potential fourth bedroom at the rear overlooking lush backyard- Internal laundry which could be converted into a second full bathroom- Large lock up garage that can accommodate two cars- Large leafy backyard offering a tranquil escape with its lush green grass and garden- Undercover alfresco area providing an ideal setting for outdoor entertainment, BBQ & gatherings- Walking distance to Riverwood train station, shops and schools **DISCLAIMER:** While Ray White Riverwood have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Ray White Riverwood urges prospective purchasers to make their own inquiries.