

**22 Eltham Avenue, Rathmines, NSW 2283**



**Sold House**

Wednesday, 24 April 2024

22 Eltham Avenue, Rathmines, NSW 2283

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 650 m2**

**Type: House**



Bronwyn Ireland

0413485282

**\$655,000**

Catering to the needs of downsizers, new buyers and investors, this quality standalone home combines all the elements essential to comfortable modern living; a single-level design, crisp presentation, and easily-maintained surrounds - all putting functionality top of mind. Claiming a well-connected address too, with the local shopping centre around the corner and Rathmines Public School a few steps up the road, it's a great base for those who like to walk to essentials and love all the lifestyle attractions that come with living lakeside.??Brick and tile construction with an attached lock-up single garage??Spacious and tiled open plan living area featuring split-system air-conditioning??The living zone flows freely out to a private courtyard with decking and veggie patch??Modern kitchen filled with natural sunlight and adjoining the laundry??Updated laundry with frameless shower, second wc and outdoor access??Three carpeted bedrooms - two with built-in wardrobe, two with AC??Spotless bathroom with a bath and shower and separate wc??Peaceful location 450m from the foreshore and recreational areas??Walk to the skate park, Rathmines theatre, playgrounds, tennis courts, sports fields??A lovely lifestyle base for owner-occupiers or ideal lock-and-leave investment property