

**22 Galga Street, Sutherland, NSW 2232**

**FOX & WOOD**

**House For Sale**

Thursday, 9 November 2023

22 Galga Street, Sutherland, NSW 2232

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 676 m2**

**Type: House**



Jed Wood

0499883339



Danny Fox

0408718118

**\$1,350,000 - \$1,485,000**

Set on a large and sprawling level block, this charming and contemporary home offers space, convenience and an easy lifestyle. The main residence is open and spacious, filled with natural light and great flow from the front door to the large and level yard, complete with a swimming pool. The self-contained flat offers additional accommodation and the potential to be a guest retreat or a home office set-up. Why you'll love it -

- Large and level block - 676.6m<sup>2</sup> with 16.76m frontage. Ideal duplex site subject to council approval.
- Family-friendly cul-de-sac location.
- Open plan with great flow - lounge room has split system air-conditioning.
- Spacious kitchen with meals area and modern main bathroom.
- Sprawling and well-maintained grassed yard and above-ground pool.
- 3rd toilet in the laundry.
- Storage shed at the end of the carport plus off-street parking for five cars.
- Central - close to Sutherland train station, Woronora River and parks.
- Quarterly rates: council- \$504, Water - \$200.