

**2A Service Avenue, Ashfield, NSW 2131**



**House For Sale**

Thursday, 1 February 2024

2A Service Avenue, Ashfield, NSW 2131

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 430 m2**

**Type: House**



Philip Minas  
0422774043



Andy Wu  
0413476168

## Auction

Boasting an old-fashioned period facade, lots of character details and fresh bright interiors, this classic full brick home offers an excellent house & garden package at the end of a quiet boutique cul-de-sac. The smartly presented property provides low-maintenance living with an easy single-level design and a private outdoor haven at the rear, plus it is very peacefully located just around the corner from Yeo Park and walking distance to Ashfield's train station, shops, dining and schools. Well-appointed throughout and ready to live-in or lease out immediately, it also offers lots of possibilities to upgrade, extend the living areas and add value down the track. Well-lit interiors feature high ceilings Easy care vinyl flooring throughout with potential to polish original timber flooring underneath Private north-facing backyard includes a sunlit grassed area Generous layout with separate lounge, dining and study areas Fresh crisp decor, ornate fireplace and many original details Three generous bedrooms include two with built-in wardrobes Gas-equipped kitchen plus a period bathroom Good sized laundry with second toilet A lock-up garage at the rear plus extra parking and driveway Walk to a range of schools including Trinity Grammar and Ashfield Boys