

**3/147 Queen Victoria Street, Bexley, NSW 2207**

**Raine&Horne.**

**Villa For Sale**

Thursday, 13 June 2024

3/147 Queen Victoria Street, Bexley, NSW 2207

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 145 m2**

**Type: Villa**



Marc Gable  
0433493331



Michael Aiello  
0407047179

## Auction Guide on Request

Offering a low maintenance lifestyle of modern comfort and effortless convenience, this warm, welcoming and stylish villa presents an ideal opportunity for some lucky owner-occupiers or astute investors, looking for an excellent portfolio addition. Freshly painted throughout, it showcases a modern and renovated Villa with a practical single level floorplan with defined lounge and dining areas, a stone finished electric kitchen plus an inviting backyard with a paved alfresco setting and established gardens bathed in sunlight. Other features of this property include two bedrooms with built-in wardrobes, a full bathroom, along with a versatile lock-up garage/home office, a storage room plus a laundry with an extra w/c. It's just around the corner from Bexley's vibrant shopping village, while also handy for esteemed schools, Rockdale Plaza, Kogarah Town Centre and Westfield Hurstville. • Practical single level layout with defined lounge room and dining zones • Low maintenance and freshly painted interior features durable flooring • Covered front verandah, easy-to-maintain backyard reveals paved area • Stone crafted kitchen equipped with electrical cooktop and Omega oven • Two very comfortable bedrooms impressing with large mirrored built-ins • Central bathroom appointed with bathtub and shower plus separate w/c • Creates excellent option for young families, downsizers or professionals • Air conditioning, ceiling fans, an alarm system, laundry with extra w/c • Secure lock-up garage currently used as home office and storage room Single level and low maintenance living at its best - Do not miss this opportunity! Strata Rates: \$800 per quarter approx\* Council Rates: \$388 per quarter approx\* Water Rates: \$178 per quarter approx\*