

3/17 Caledonian Street, Bexley, NSW 2207

Raine&Horne.

Sold Villa

Wednesday, 21 February 2024

3/17 Caledonian Street, Bexley, NSW 2207

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Villa



Marc Gable
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\$1,171,000

Promising excellent lifestyle convenience from a leafy Bexley pocket, this sunny low maintenance villa has been recently refreshed and is ready to move right in. It's quietly set towards the back of a small block of five, with the split level layout creating great separation between the living and accommodation zones. Freshly painted throughout, it's ideal as a no-fuss first home or investment. Young families will appreciate having Seaforth Park just down the road and AE Watson Reserve around the corner, as well as a number of local primary and secondary schools nearby. For everyday convenience, the home is also positioned within a walk of a selection of local coffee spots, Bexley's shopping village and Kogarah train station, while a short drive will lead to Rockdale Plaza, Westfield Hurstville or the Botany Bay beachfront. • Living area welcomes north easterly sun through large picture window • Dedicated dining space by timber kitchen with Bosch induction cooktop • Paved rear courtyard provides easycare setting for outdoor enjoyment • Three queen sized bedrooms, two include mirrored built-in wardrobes • Expansive main bathroom features dual shower and dual stone vanity • Neutral modern flooring, downlights and air conditioning throughout • Single automated garage with access to underhouse storage/courtyard • Lower level laundry/shower room and office/utility room behind garage • Minutes to quality schools including OC, selective and private options Strata Rates: \$850 per quarter approx* Council Rates: \$403 per quarter approx* Water Rates: \$178 per quarter approx*