

3/55 Caledonian Street, Bexley, NSW 2207

Raine&Horne.

Villa For Sale

Thursday, 16 November 2023

3/55 Caledonian Street, Bexley, NSW 2207

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



Marc Gable
0433493331



Michael Aiello
0407047179

Auction Guide \$900,000

Positioned towards the rear of a small block of four, this full brick villa provides the perfect entry point to the popular Bexley market. Fresh paint and new fixtures ensure it's ready to move in or lease out, though there is still an opportunity to add value with personal touches. Bright open interiors are complemented by an easycare rear courtyard, with a comfortable three bedroom layout ensuring plenty of lifestyle flexibility. Young families will appreciate being only footsteps from Dominey Reserve's open green spaces and kids' playground, while AE Watson Reserve and Seaforth Park are also only a stroll away. Adding to the appeal, this low maintenance villa is set within walking distance of Carlton Public School and a few minutes' drive from the colourful shopping villages and transport links of Bexley, Kogarah and Rockdale.

- Classic interiors feature timber floors, neutral décor, high ceilings
- L-shaped living and dining area flows through to the large kitchen
- Electric kitchen has stainless oven and dishwasher, courtyard view
- Alfresco setting enjoys quiet atmosphere amid surrounding trees
- Three queen sized bedrooms, two include full height built-in robes
- Shower bathroom tiled to the ceiling plus additional separate w/c
- Garden shed/laundry, air conditioning/LED downlights to living area
- Single garage/workshop offers shelving and rear access to courtyard
- Close to sought-after high schools, minutes from Westfield Hurstville

Strata Rates: \$675 per quarter approx* Council Rates: \$406 per quarter approx* Water Rates: \$180 per quarter approx*