

**3/92 Toronto Parade, Sutherland, NSW 2232**



**Townhouse For Sale**

Thursday, 18 April 2024

3/92 Toronto Parade, Sutherland, NSW 2232

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 167 m2**

**Type: Townhouse**



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**For Sale \$1,000,000 - \$1,100,000**

Uncover the potential of this charming double-story villa perfectly situated at the rear of the boutique complex "The Hampton Mews", nestled in the heart of Sutherland. This is a great opportunity for those seeking a balance between urban convenience and suburban tranquility, presenting an ideal first home or investment.- Inviting combined living dining with plantation shutter doors that effortlessly flow to the covered patio and generous grassed yard enjoying a northerly aspect.- Tastefully appointed timber kitchen with ample cupboard and bench space, hosting quality appliances including Ariston oven, Ceran electric cooktop and Fisher & Paykel dishwasher.- Three well-proportioned carpeted bedrooms, all with built-in wardrobes, two complete with an additional storage cupboard. - Well-maintained spacious and fully tiled bathroom offering a separate bath to shower design and large vanity with storage. Additional separate toilet.- Internal laundry with built in linen cupboard, wall mounted Simpson clothes dryer and has external access to backyard.- Extra large single car garage with remote control access, two double PowerPoint outlets, internal access to laundry and external access to yard.- Placed in a pet friendly complex and conveniently located just a short walk to Sutherland CBD, station, shops, library, parks and local schools.Often sought but rarely found, this light filled family sized villa presents an outstanding opportunity for downsizers, first home buyers and investors alike.Total Size: 167sqmCouncil Rate: \$367.50 per quarterWater Rate: \$171.41 + usage per quarterStrata Levy: \$845.63 per quarter