

**3 Woolcott Street, Earlwood, NSW 2206**

**WOLF**

**House For Sale**

Wednesday, 24 April 2024

3 Woolcott Street, Earlwood, NSW 2206

**Bedrooms: 7**

**Bathrooms: 4**

**Parkings: 4**

**Area: 525 m2**

**Type: House**



Mitchell Koczka  
0291380888



Les Salem  
0291380888

## Get Ready : Contact agent

The Feel : Positioned in a quiet cul-de-sac street only steps away from cooks river cycleway is this double brick free standing architecturally built home with a neat two bedroom granny flat beside it. Enjoy the lifestyle and convenience of having Earlwood's best cafe (Frank & Chitch) only 150 metres away and Canterbury station only 900 metres away. This home is perfect for a family that loves low maintenance with the opportunity to lease or occupy the granny flat that has it's own private access. The Finish : \*Double brick + concrete slab construction\*4 car spaces \*Multiple living spaces\*Open plan living/dining \*Alfresco area \*Office/5th bedroom\*Main with en-suite and walk in wardrobe\*3 minute drive to Coles \*Ducted Air/conditioning \*Low maintenance \*Marble flooring in bathrooms \*High end finishes \*Gas \*integrated fridge (optional) \*Alarm \*CCTV cameras Estimated house rent - \$1500 per week Estimated granny flat rent - \$650 per week Combined - \$2,150 per week (approximately) If you can not make Saturday's inspections, please call Mitchell on 0414 185 377 for a private inspection.