

**31A Oyster Bay Road, Oyster Bay, NSW 2225**

**FOX & WOOD**

**Sold House**

Thursday, 22 February 2024

31A Oyster Bay Road, Oyster Bay, NSW 2225

**Bedrooms: 3**

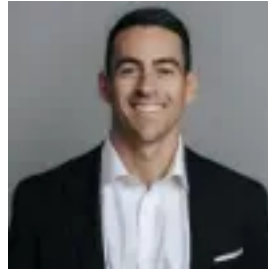
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jed Wood  
0408718118



Danny Fox  
0408718118

**\$1,306,000**

Nestled in a private & peaceful location, this move-in-ready and modern duplex offers space, privacy and a large, fully fenced courtyard ideal for kids and pets. The floorplan has great flow from the front entrance to the backyard - the open kitchen/living/dining adds to the ease as they open the undercover porch - a great space for entertaining friends and family. Upstairs you'll find 3 of the bedrooms with built-in wardrobe and the oversized main which is complete with an ensuite. Why you'll love it - • Spacious design with great flow - open living/dining pours out to the courtyard. • Modern updates including brand new kitchen. • Large, private and fully fenced courtyard - perfect for kids and pets. • Family friendly - upstairs sits 3 of the bedrooms with built-in wardrobes plus the main with ensuite. 4th bed/study is downstairs • Large main bathroom complete with bathtub. • Single garage with remote control. • Strata title duplex that shares only one common wall (garage) with neighbor. shared insurance in place of strata levies. total cost of insurance per year is \$1028. • Size 259m<sup>2</sup> • Quarterly rates: Council - \$282, Water- \$150.