

34 Morella Avenue, Sefton, NSW 2162

Sold House

Friday, 27 October 2023

34 Morella Avenue, Sefton, NSW 2162

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 575 m2

Type: House



Zeth Grant
0416179782



Zoran Cvetkovski
0411304466

\$1,125,000

A beautiful piece of Sefton history is up for grabs! This exquisite 3-bedroom family home, cherished and maintained with love, is now ready to embrace a new family. With its classic appeal and prime location, this is an opportunity not to be missed.

- Well-maintained original family home, showcasing timeless charm and character.
- 3 generously sized bedrooms for comfortable living and relaxation.
- Separate original kitchen and dining room, perfect for intimate family gatherings and entertaining guests.
- Spacious lounge room offering a cosy atmosphere for quality family time and relaxation.
- Side access to a large lock-up garage and convenient carport for your vehicles and storage needs.
- Occupying a level of 575.40 sqm of land approximately, providing ample space for outdoor activities and potential expansions.
- Convenient proximity to public transport, ensuring easy connectivity for your daily commute and adventures.
- Surrounded by a variety of schools, guaranteeing excellent educational options for your growing family.
- Local shops in close vicinity, making everyday essentials and leisurely shopping a breeze.

This is a rare chance to own a piece of Sefton's history and create your own cherished memories. Don't miss the opportunity to make this treasured home yours!

Zoned R2 Low Density Residential
Built-in 1960's approximately
Council Rates \$405.00 per quarter approximately
Water Rates \$186.29 per quarter approximately
Potential rental return \$39,000 PA approximately

Terms of the Auction

- 10% deposit
- 42 Settlement period
- All offers must be made in writing
- Any changes to the contract of sale must be received prior to the Auction day
- This property will be SOLD via Auction

Open house Saturday 2:00 - 2:30 pm or by private appointment
The Auction will be held on-site at 2.30 pm Saturday 18th November 2023
Let's make your dream of a perfect family home in Sefton a reality!