

**34 Patrick Street, Hurstville, NSW 2220**



**House For Sale**

Wednesday, 17 April 2024

34 Patrick Street, Hurstville, NSW 2220

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 613 m2**

**Type: House**



Michael Curtis  
0295792311



Allen Lijing Yan  
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## Auction

Set in the most sought after location in Hurstville and on 613 m<sup>2</sup> of land, this is an exceptional property that has been tightly held by the same family for over 30 years. The property has been beautifully renovated while maintaining its stunning character and is surrounded by established landscaped gardens. Enjoy a functional floor plan that embraces modern day appeal with bright interiors, polished timber floors, high ceilings and a large outdoor alfresco area that's perfect for entertaining. Developers will see the potential in such a big block of land with rear street access to design an expectational family home and Granny flat (S.T.C.A) Occupying a commanding position near Hurstville Oval with two street frontages, this three bedroom family home presents as a rare opportunity to purchase in what is arguably the best location in Hurstville. Property features:

- Three spacious light filled bedrooms all with built-ins and reverse cycle air-conditioning
- Combined lounge and dining area with downlights and reverse cycle air-conditioning
- Large kitchen with ample bench space & cupboard space
- Full brick construction with high ceilings and bright interiors
- Outdoor undercover entraining area, ideal for family gatherings
- North/east facing child friendly backyard with established gardens
- Wide side access to secure double carport and rear access for multiple vehicles
- Versatile under house storage space with so much potential

Land dimensions 15.24 x 40.23 = 613 m<sup>2</sup> AUCTION: WEDNESDAY 8th of May at 6pm VENUE: CLUB CENTRAL HURSTVILLE