

**35 Bray Avenue, Earlwood, NSW 2206**



**Sold House**

Thursday, 15 February 2024

35 Bray Avenue, Earlwood, NSW 2206

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 630 m2**

**Type: House**



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**\$1,730,000**

Boasting a beautiful leafy green outlook, spanning approximately 630 square metres with a 25 metre frontage and bathed in natural light, you can find this full-brick three-bedroom family home tucked away in a quiet pocket in ultra-convenient Earlwood, located just short walk to Bardwell Park Train Station and mere minutes from Earlwood Bardwell Park RSL Club and Earlwood's main shopping district, with eateries, boutique shopping and amenities at your fingertips. Featuring three well-appointed bedrooms, extensive wrap-around gardens and spacious, open-plan living throughout, it's perfect for families who are ready to make a house their home, however may also offer duplex potential or potential to redesign or redevelop subject to council approval. Here's what you need to know:

- Three spacious bedrooms, all with large timber windows providing plenty of natural light.
- Oversized Master bedroom has a built-in wardrobe and its own additional air-conditioning unit.
- Large main bathroom with renovated vanity and mirrored feature wall, with both a separate bath and shower, and separate toilet.
- Large kitchen with stainless steel appliances, tiled splash back and ample bench and storage space, with the addition of a huge pantry.
- Combined living and dining area, offering a peaceful outlook and access to the wide verandah, ideal for entertaining or for enjoying a peaceful cup of coffee in the mornings.
- Single lock-up garage with an automatic roller door.
- Ducted air-conditioning throughout.
- Extensive backyard with plenty of greenery and large, established trees, with wrap-around gardens around the entirety of the property.
- Internal laundry and large linen storage cupboard.