

38 Hardes Avenue, Maryland, NSW 2287



Duplex/Semi-detached For Sale

Wednesday, 15 May 2024

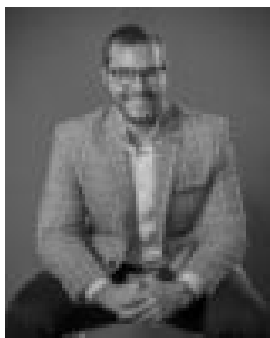
38 Hardes Avenue, Maryland, NSW 2287

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Thomas Carrall
0249556900



Ross McIntosh
0498120031

New to Market

Discover the perfect blend of style, functionality, and environmental consciousness in this immaculate Torrens title duplex. Nestled in a sought-after location, this property stands as an ideal choice for discerning buyers or savvy investors looking for a home that combines modern living with energy efficiency. As you step inside, the expansive open-plan living and kitchen area welcomes you, designed to maximize space and enhance daily living. The kitchen, equipped with modern appliances and ample storage options, seamlessly merges with the living area, creating an inviting atmosphere perfect for family gatherings or casual entertaining. The residence boasts three well-proportioned bedrooms, each providing a tranquil escape from the hustle and bustle of daily life. The unique three-way bathroom design is thoughtfully segmented into a separate toilet, vanity area, and bath/shower room, which optimizes convenience and privacy. An additional second toilet in the laundry area adds a layer of practicality, especially useful when hosting guests. Key features of the home include ducted air conditioning throughout, ensuring a comfortable environment in all seasons. The property also benefits from rooftop solar electricity, significantly reducing power bills and enhancing the home's sustainability. Outside, the property features two charming courtyard areas, ideal for private relaxation or enjoying outdoor meals in a serene setting. These spaces offer a delightful extension of the home's living areas, perfect for gardening or simply soaking up the sunshine. Adding to the convenience is the garage with an automatic door and internal access, providing secure and easy entry into the home. Currently tenanted for \$550 per week until January 2025 by exceptional tenants, this property does not just represent a home, but a lucrative investment opportunity, promising steady returns in a desirable area. This property is a remarkable find for those starting a family, looking to downsize, or seeking a rewarding investment. With its blend of comfortable living spaces, thoughtful design, strategic location, and commitment to sustainability, it offers everything needed for a sophisticated and environmentally friendly lifestyle. - Currently tenanted for \$550/w until January 2025- Ducted air conditioning throughout- Single lock up garage with internal access- 900m from Woolworths Maryland (opens 2024) Rates: Approx \$477/qtr Rent: \$530 - \$580