

4/1 Cnr Woolshed Place & Linwood Street, Maryville, **dalton**partners

**NSW 2293**

**Sold Townhouse**

Monday, 14 August 2023

4/1 Cnr Woolshed Place & Linwood Street, Maryville, NSW 2293

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



John Kerr

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## Contact agent

Positioned in one of the city's most idyllic harbourside settings, this modern townhouse offers exceptional lifestyle appeal across three levels. Enhanced by its corner location, the terrace-style home's spacious interiors stretch across an open plan design highlighted by warm, neutral décor, easy-care flooring and window sheers. The sunny kitchen shines with stainless steel appliances while offering indoor/outdoor close integration to a private courtyard for alfresco entertaining. Separating rest from play, three robed bedrooms, the master with ensuite, and the family bathroom enjoys the privacy of the middle level, and there are a choice of balconies to retreat at the end of the day. With the Throsby bike path and some fantastic dining options on the doorstep, this is a superb place to call home.\* Modern townhouse set over three levels and occupying a corner position \* Automatic double garage with direct access into the lawned courtyard \* Spacious kitchen featuring abundant storage options and prep areas \* Timber-style flooring and window sheers adorn the open plan living zone \* Versatile top-level family room connects with an elevated alfresco balcony \* Three mid-level bedrooms incl. a king-sized main with WIR, ensuite and balcony \* Ground floor powder room and laundry are located for convenience \* Ride or walk to Honeysuckle entertainment precinct for a night out \* Just a few short steps to Throsby Waters and popular Elementa restaurant Council Rates: \$1,937 PA approx Water Rates: \$666 + Usage PA approx Strata Levies: \$1,522 PQ approx Rental Potential: \$700 - \$750 PW approx