

47 Estell Street, Maryville, NSW 2293



House For Sale

Tuesday, 7 May 2024

47 Estell Street, Maryville, NSW 2293

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 304 m2

Type: House



Thomas Hook
0249748900



Ben Jarvis
0249748900

\$1,225,000 - \$1,325,000

Welcome to 47 Estell Street, a perfect fusion of character, charm and modern updates, along with a delightful garden sanctuary, and prized off-street parking in one of Maryville's best streets. A leadlight bay window, ornate ceilings, plate ledges and picture rails are all beautifully preserved period elements of this gorgeous 1930s weatherboard home. At the front of the house, two air-conditioned bedrooms offer peaceful retreats. One bedroom connects to a charming sunroom, ideal for quiet moments of reading or study, while the other boasts a stylish contemporary ensuite. Towards the rear, a spacious open plan living area awaits, seamlessly flowing onto the deck for alfresco entertaining, while the Caesarstone island kitchen facilitates easy meal preparation for gatherings with friends and family. Built-in bookcases add a touch of sophistication, perfect for showcasing your cherished trinkets and photos. Completing the picture are a second modern bathroom, Euro laundry, and garden shed, and with fresh decor both inside and out, this home is ready for you to move in and start creating your own lasting memories. Just 230m from the popular Throsby waters shared pathway, from where you can walk, or ride your bike all the way to Nobbys Beach via harbourside Honeysuckle. This friendly neighbourhood radiates a sense of community, embraced by families young and old. - Classic 1930s weatherboard and tile home on 304sqm block with great kerb appeal- Single secure carport and private front garden connects to sunroom off one of the bedrooms- Three split system a/c keeps bedrooms and living area comfortable - Island kitchen with stone benchtops, gas cooktop, under bench oven and dishwasher- Two contemporary bathrooms- Timber deck overlooks private backyard with garden shed- Stroll to Maryville Tavern, Uprising Bakery, and cosmopolitan Beaumont Street- 750m - Tighes Hill Public School, 2.5km - San Clemente High, 4km - Callaghan College

Outgoings: Water: *\$915pa + usage Council: *\$2,550pa* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)