

**48 Hanks Street, Ashbury, NSW 2193**

**RICH&OLIVA**

**Sold House**

Tuesday, 5 September 2023

48 Hanks Street, Ashbury, NSW 2193

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 442 m2**

**Type: House**



Marco Errichiello  
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Billy McAlees  
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**\$1,805,000**

Nestled in the heart of Ashbury is 48 Hanks Street which exudes a classic charming double-fronted Californian bungalow, with its timeless façade, an irresistible curb appeal. As you enter, you'll be greeted by a home that seamlessly blends the best of both worlds. Inside, you'll find three generously sized double bedrooms, each with its original features. Natural light plays a starring role in this home, creating an ambiance that is both cosy and vibrant. Beyond the interior, 48 Hanks Street reveals a hidden gem – a deep, private backyard. Free from heritage or conservation restrictions, this space is a canvas of possibilities. You'll find a workshop in the rear yard that can be converted to a studio, a granny flat, or a lush garden retreat (STCA), this backyard offers you the freedom to make it your own. Practicality meets convenience with the inclusion of two water closets and one main bathroom. A driveway provides coveted off-street parking. Step out onto the rear deck, and you'll be greeted by a tranquil view of the private backyard. This inviting outdoor space is ideal for unwinding, entertaining, or potentially extending the home (STCA). The location of 48 Hanks Street is simply unbeatable. Within walking distance, you'll find a choice of private or public schools. Excellent transport options are also close at hand, connecting you to the broader amenities of the area. With a generous land size of 442.8 square meters approx., this property offers an exciting opportunity to secure a piece of Ashbury's history while crafting a home that is uniquely yours. Don't miss your chance to make this home your sanctuary – a place where classic elegance and contemporary living converge seamlessly. Inspect: Saturday 11:00-11:30am Auction: Saturday 7th October, 2023 @ 12.30pm