

54 Barellan Avenue, Carlingford, NSW 2118

House For Sale

Thursday, 13 June 2024



54 Barellan Avenue, Carlingford, NSW 2118

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 880 m2

Type: House



Margot Brattoli
0298722888



Michael Brattoli
0298722888

Auction 13/7 1:30pm (Unless Sold Prior)

Basking on an impressive 880.5 sqm elevated block with 19.05 metre wide frontage, this much loved home is offered by its original owners. It's fantastic location and Duplex potential is just 270 metres to Carlingford Public School and 900 meters to Carlingford Court. A classic "Billyard Classic" meticulously maintained charming family home is an ultra convenient locale and sought after street 200 metres to express bus, Macquarie, Carlingford & Parramatta. Features 3 living areas, air-conditioning, gas cooking, ducted vacuum and security alarm. Key Attributes: - Formal lounge with fire place & picture windows with gardens outlook - Separate formal dining off kitchen area - 5 double/generous bedrooms with built-in robes and walk in robe in Master bedroom & Ensuite - 6th bedroom/study downstairs - 3 bathrooms including Ensuite - Large light filled open plan kitchen (gas cooking) - Spacious bright family room opens out to a wonderful outdoors - Rumpus room opens onto covered alfresco entertaining area - Triple garages conveniently drive through to the rear - Beautiful landscaped gardens with huge backyard & level lawns for children to enjoy This is an exceptional opportunity in the Parramatta Council with Duplex Development Potential (STCA) located within the Carlingford Primary School and Carlingford High School catchment area in proximity to Kings, James Ruse and Tara Schools. Just a short walk to all amenities conveniently located nearby. Inspect: Saturday 1:00-1:45pm or By Appointment Auction 13/7/24 1:00-1:30pm