

**54 Grey Street, Carlton, NSW 2218**



**House For Sale**

Monday, 22 January 2024

**54 Grey Street, Carlton, NSW 2218**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Auction | Contact Agent

Occupying a substantial 486.9sqm (approx.) parcel of land in a sought-after Carlton pocket, this beautifully presented residence is immediately ready to enjoy, while offering boundless potential and possibilities to re-create/renovate and capitalise on its prized blue chip location. Cleverly designed and brimming with natural light, it features spacious formal lounge/dining areas enhanced by polished timber flooring and soaring ornate ceilings. The kitchen spills out onto a beautiful alfresco entertainers deck, ideal for family gatherings amid a low maintenance backyard drenched with sunlight. Additional features include a stylish bathroom with a separate bathtub and shower, internal laundry plentiful storage with additional toilet and car port. The floor plan will tick boxes for growing families, professional couples, investors and those upsizing. Inner West and Inner City buyers take note! Located moments to Hurstville/Kogarah CBD. Property Features Include:- 4 well-appointed bedrooms main bedroom equipped with built in wardrobe - Sleek modern kitchen with quality bench tops, appliances, gas cooking, breakfast bar and ample storage - Expansive separate dining and living zones with ornate fireplace - Bright and airy bathroom with separate shower and bath - Alfresco entertainers deck N/E facing sundrenched backyard - Second dining area which can also be utilized as quiet study retreat, a work-from-home office space even a bar area- Beautifully presented low maintenance backyard and storage shed - Internal laundry with plenty of storage space and additional toilet- Soaring ornate ceilings - Solid timber floorboards- Fire place - Palatial proportions with elegant entry hall - Ducted air-conditioning in front portion of home- Additional storage under deck/home- Car port - Highly sought after enclave, walk-to-everywhere setting The location here is central and ultra-convenient, just moments to both St George Hospitals, Medical facilities, Carlton & Allawah train stations, major shopping precincts, library and so many new cafes and restaurants that are creating a vibrant village that has made Carlton so popular for owner occupiers, downsizers and Investors alike. This readymade property enjoys the many bus services offered to surrounding suburbs at your doorstep, short drive to Hurstville CBD, Westfield shopping Centre and all main arterial routes, along with close proximity to Sydney Airport and moments to Ramsgate, Monterey and Lady Robinsons Beaches. Quality school catchment options for primary, secondary and private school education. Total Size: 486.9sqm approx. Approximate Outgoings Per Quarter: Water: \$362.31 Council: \$509.60