

**54 McGrath Avenue, Five Dock, NSW 2046**

AYRE

**Sold House**

Saturday, 2 September 2023

54 McGrath Avenue, Five Dock, NSW 2046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 468 m2**

**Type: House**



Louise Barbero

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## Contact agent

Auction Location: Onsite This exceptional property is situated in one of the most sought-after locations, offering an outstanding opportunity to acquire a residence in a prime waterfront park setting with rear lane access. Picturesque park-side position with stunning water views across the park and bay. Offering a serene light filled ambiance within the home, that is truly second to none. Expansive level block with large land size and ideal positioning, 54 McGrath Ave provides the ultimate canvas; whether it is to enjoy the comfortable single level renovated residence, add an extension or build your future dream home. - Solid brick renovated residence with dual street access- Stylish interiors, with separate living & dining areas inc air conditioning - Three generous sized bedrooms plus additional sunroom- Large outdoor undercover entertaining area & spacious rear garden- Level 468sqm (approx.) land with rear lane access - Tightly held, exceptional waterfront reserve location- First time available in over 50 years- Opportunity to extend or scope to develop further (STCA)- Positioned within footsteps to foreshore walks and parks- Walking distance to schools, shops, bus transport and the upcoming metro development- Moments to Five Dock, Waremba and Abbotsford village shops, and vibrant cafes/restaurants Land size 468sqm Water \$173pq approx. Council \$663pq approx. Disclaimer: All information contained herein is gathered from third party sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own independent enquiries and not on the information contained herein. Figures and details are subject to change without further notice.