

**6 Douglas Street, Faulconbridge, NSW 2776**

**LISTER**

**Sold House**

Monday, 14 August 2023

6 Douglas Street, Faulconbridge, NSW 2776

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 822 m2

Type: House

**\$910,000**

BED 4 | BATH 1+ | LIVING 2 | CAR O/S  
Schools, pools, and parks are an easy walk away from this ideal position, where an exciting opportunity presents to recapture this family home. Enter the single level layout to the open front lounge with timber floors and large windows, where natural gas cooks, heats, and washes across the home. To the northern rear of the home, well-sized kitchen and second living room give views and access to the near-level and fully fenced yard with garden shed and detached studio. Quietly set away from the bustle, all four bedrooms have built-in robes, plus an ensuite to the main. The flexibility of the central family bathroom with separate toilet is further supported by a large laundry with a second toilet. Additional features include two split system heating and cooling systems, great internal storage, single carport, and garden shed.

- Land size (approx): 822m<sup>2</sup>
- Land zoning: R2 - Low Density Residential
- Current rental income: \$550/week
- Schools, pools, and parks are an easy walk away from this ideal opportunity to recapture this family home.
- Single level layout with open front lounge, timber floors and large windows. Natural gas cooks, heats, and washes across the home.
- Northern aspect kitchen and second living room give views and access to the fenced yard with garden shed and detached studio.
- All four bedrooms have built-in robes, plus an ensuite to the main. Central family bathroom with separate toilet plus laundry with a second toilet.
- Two split system heating and cooling systems, great internal storage, single carport, and garden shed.

Please contact Lister Estate Agents – Springwood to book your private inspection of this exciting opportunity, an easy walk away from schools, pools, and parks. Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.