

# 6 Picton Street, Mascot, NSW 2020

## Sold Duplex/Semi-detached

Friday, 22 September 2023



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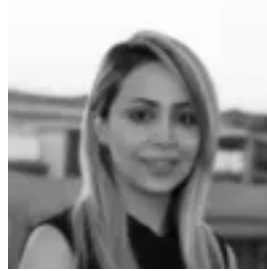
**Bedrooms: 2**

**Bathrooms: 1**

**Type: Duplex/Semi-detached**



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## Contact agent

Nestled within Mascot's most sought-after locale, this enchanting residence seamlessly combines character and convenience. The property boasts a luminous single-level layout featuring a dedicated sunny room, a sun-drenched courtyard, and two generously proportioned bedrooms. Offering both immediate livability and the potential for expansion, subject to council approval (STCA), this home provides effortless access to Mascot's abundant amenities, encompassing retail outlets, cafes, educational institutions, and transportation networks.

**Key Features:**

- Two queen-size bedrooms complemented by a versatile sunlit sunny room
- A spacious bathroom and a well-appointed, sizable laundry room
- Prime proximity to Mascot's thriving cafe scene, dining establishments, Sydney Airport, and the CBD
- Solid construction of double brick, ensuring enduring structural integrity
- Meticulously maintained, presenting a neat and tidy aesthetic
- A wealth of possibilities for rear extensions and other prospects, contingent upon council authorization (STCA)

**Water Rates:** \$195.46 per quarter approx  
**Council Rates:** \$285.60 per quarter approx

**Disclaimer:** All information has been diligently sourced from reputable channels. While every effort has been made to ensure accuracy, no warranties or guarantees are implied. Prospective purchasers are strongly encouraged to conduct their comprehensive due diligence.