

# 61 The Grand Parade, Sutherland, NSW 2232



## Sold House

Thursday, 29 February 2024

61 The Grand Parade, Sutherland, NSW 2232

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 815 m2

Type: House



Greg Calderwood  
0295289299



Cameron Hall  
0295289299

**\$1,865,000**

Opportunity! This property offers dual residences on a great sized block of 815.7sqm and located in a quiet, family friendly street, with generous living spaces and endless opportunities. Both residences are currently leased providing a source of income for the short or long term. Location! This property is across the road from Sutherland Oval and Prince Edward Park Bushwalk Trail, a stroll to Sutherland shops, schools, Train Station, café's and restaurants. Within proximity to the beautiful Woronora River and surrounding parklands. A short drive to Westfield Miranda, Cronulla Beach, and the Royal National Park, with easy access to all main roads.

61 The Grand Parade (Main residence):- Three great sized bedrooms, all with mirrored built in wardrobes.- Spacious living and dining rooms that flow to kitchen and back yard with Fujitsu split system air conditioning.- Spacious kitchen with plenty of cupboard and bench space, Omega oven, Ariston Electric cooktop and dishwasher.- Second living space or rumpus room with sliding door access to covered entertainer's deck.- Fully tiled main bathroom with separate bath to shower design.- Oversized yard with undercover entertaining areas, large grassed yard and vegie patch.- Separate storage area or teenagers retreat off back yard.- Two carports.- Convenient internal laundry. - Photos 1,2,3,4,6

1A The Grand Parade (Rear Residence):- Access is via the main property or via the pathway to the right of 59 The Grand Parade.- Two great sized bedrooms, both with mirrored built in wardrobes.- Spacious open plan living and dining room with Fujitsu split system air conditioning.- Large modern kitchen with stone bench tops, stainless steel appliances, dishwasher and plenty of cupboard and bench space.- Great sized bathroom with floor to ceiling tiles, floating vanity and large mirror.- European style internal laundry with large tub and separate linen cupboard.- Low maintenance floorboards throughout.- Large sun drenched undercover deck.- Small grassed yard with full sized clothes line.- Storage shed.- Photos 5,6,7

Land Size: 815.7 sqm approx. Council Rate: \$618.60 per quarter Water Rate: \$171.41 + usage per quarter