

# 64 Stoney Creek Road, Bexley, NSW 2207



## House For Sale

Friday, 26 January 2024

64 Stoney Creek Road, Bexley, NSW 2207

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 615 m2**

**Type: House**



Tina Fotopoulos

0434491507

## Auction | Tina Fotopoulos

Discover the perfect blend of character and space in this stunning corner freestanding Federation home. Boasting two frontages, this property has been a cherished family home for generations and now awaits a lucky new owner to unlock its full potential.

**Key Features:-**

- 3 Spacious Bedrooms: Three large bedrooms adorned with high patterned ceilings, ample wardrobes, and ceiling fans provide comfort and privacy.
- Stunning State-of-the-Art Kitchen: Immerse yourself in the heart of the home, featuring modern amenities for culinary enthusiasts.
- Traditional lounge room with stunning ornate fireplace and leadlight windows
- Original Period Features: Embrace the charm of yesteryear with ornate fireplaces, timber flooring, high ceilings, and picture rails seamlessly blending classic elegance with contemporary comfort.
- Huge Garden feature beautiful mature gardens, fish pond, handy shed and plenty of room for family fun and entertaining.
- Versatile Studio Space: The large garage has been transformed into a sound studio with air conditioning and a separate entrance, offering endless possibilities for creativity or additional living spaces.
- Endless Potential: With a generous land size of 613 sqm and dimensions of 12.19m x 50.29m, there's vast potential for expansion. Explore possibilities like adding a pool, a granny flat, or a second dwelling (STCA). Alternatively, consider the option to knock down and build your dream home.

**Approved Plans:** The property comes with DA approved plans for a granny flat, providing a head start for those looking to enhance the property further.

**Conveniently Located:-**

- Bexley Public School: 10 minute walk (800m) away
- Bexley Park: 7 minute stroll (500m) from your doorstep
- Bexley Aquatic Centre: Quick 2-minute drive (950m) for fitness and leisure
- Rockdale Train Station: A 4-minute drive away, ensuring easy connectivity
- Walking Trails: Explore the nearby walking trails for a refreshing outdoor experience.

**Land Details:-**

- Land Size: 613sqm (approx)
- Dimensions: 12.19m x 50.29m (approx)

Don't miss this rare opportunity to secure a property with character, potential, and a wealth of possibilities. Contact us now to arrange an inspection and envision the future that awaits you in this charming Federation home.