

9 Anderson Avenue, Dundas, NSW 2117



Sold House

Wednesday, 6 March 2024

9 Anderson Avenue, Dundas, NSW 2117

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 1720 m2

Type: House



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\$1,500,000

This home offers all the features for a family with walking distance to local schools, city buses, Dundas light rail station(planned opening in mid 2024) and local shops. Only a short drive to Parramatta CBD and about a 10-15 minute drive to Eastwood and Carlingford. This is THE ONE you must see!Property Features:- 2 sunlit oversized bedrooms with build-in robes- Spacious study perfect for home office- Sunlit open plan living & dining area- Good size neat & tidy kitchen with window- Modern tiled bathroom with window- New fresh painting plus new window shutter- Covered decking area overlooking the backyard - Additional Covered entertaining area, perfect for BBQ- Spacious internal laundry with 2nd toilet - Split air conditioning- Oversized backyard with further rebuild or extension potential (STCA)- Single lock up garage plus garden shed for additional storageEstimated outgoings:Council: \$442.70/pq(approx), Water: \$173.29/pq(approx)+usage chargesLocation Features:- 900m to Dundas Station (Parramatta light rail stage1, planned opening in mid 2024))- 950m to Dundas Shopping Village - 150m to Victoria Rd buses service (Bus 500N, 501, 521, 523, 524 & 525)- 800m (Approx) to Western Sydney University- 1.1km to Dundas Public School (Primary School)- 2.3km to St Patrick's Marist College (Catholic High School)- 3.9km to Cumberland High School (High School)Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.