

**154 Franklin Street, Matraville, NSW 2036**



**House For Sale**

Thursday, 4 July 2024

154 Franklin Street, Matraville, NSW 2036

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 385 m2**

**Type: House**



Eva D'Angelo  
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## Auction

This stunning 5 bedroom home presents an inviting alfresco area surrounded by lush established gardens. Internally this solid freestanding home offers the ultimate versatile floorplan with 2 living areas and bedrooms over two levels, finished with premium inclusions and high quality fittings the home is sun-filled throughout. Its impressive street presence immediately draws you into a home offering bountiful space and light. Boasting style and a natural flow to a generous relaxed private alfresco space framed by an impressive pitched roof. This area offers tranquil and relaxed entertaining for family and friends. Only moments to Malabar beach and cafes, Matraville shopping hub and direct city transport. It is close to a selection of sought after schools and parklands. Features:- Solid polished Victorian Blackbutt timber floors- Custom made outdoor BBQ area with sink- Automatic car garage plus extra parking- Stunning modern bathroom with heated floor- Designer kitchen with European appliances, solar panels- Master bedroom has custom-built walk in robe- Built in joinery in study area, plantation shutters- Ducted air conditioning upstairs, reverse cycle downstairs Council Rates: \$562.93 per quarter Water Rates: \$172.79 per quarter Land Size: 385.7 sqm Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.