

2 Park Road, Garden Suburb, NSW, 2289

SIMON WALL
PROPERTY

House For Sale

Thursday, 29 August 2024

2 Park Road, Garden Suburb, NSW, 2289

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Simon Wall

0413424062

Original Home on a 744sqm Parcel of Land.

This well cared for original home is being offered for sale for the very first time since being built and provides endless value adding potential for the next family to enjoy. This generational home has been enjoyed immensely during its lifetime and if the walls could talk, the stories would be filled with love, laughter and family having a great time enjoying one another's company.

Resting in peaceful surrounds, on a prime 744sqm parcel of land with established gardens. This property enjoys an 18m frontage across and 40m in depth and will appeal to a wide variety of buyers such as first home buyers entering the market, investors who may wish to build a granny flat out the back to create dual income or developers keen to knock down and rebuild a dual occupancy or duplex (STCA).

Immediately upon entering inside you are drawn towards the high set ceilings and ornate features that typify the caliber of homes built in this era. The well balanced floorplan provides the flexibility for families who require space with the generous sized bedrooms and living areas being at opposite ends of the home.

In the middle of the home is a spacious open plan, combined lounge and dining area that will bring the family together at the end of your day to talk about what you have learnt, what challenged you and what you enjoyed. Moving towards the back of the home is another living area which merges seamlessly with the covered outside entertaining verandah that is perfectly placed to absorb the nature filled surrounds and large backyard.

Further illustrating the practical layout of this much loved residence is the placement of the kitchen which looks out towards the picturesque, surrounds and bathes' in natural sunlight courtesy of the oversized windows. The well appointed kitchen features plenty of cupboard space, gas top cooking and another dining area.

This outstanding opportunity, which resides in a quiet family friendly location offers so much potential for a variety of reasons. The lucky new home owners will appreciate the fact that you are tucked away from the hustle and bustle, yet you are centrally located so close to everything that you need!

- 500m stroll to Garden Suburb Public School
- 300m stroll to Imagine Early Childcare
- 1.2km to Garden Suburb recreational area and soccer club
- 3.1km to Charlestown Square or 5.3km to Warners Bay
- 4.1km to John Hunter Hospital
- 4.6km to Westfield Kotara Shopping Complex
- Split air-conditioning in back living room
- Two of the spacious bedrooms enjoy floor to ceilings wardrobes
- Land size 744sqm, Council Rates \$2,200, Water Rates \$915.70

Disclaimer: All information contained herein is collected from property owners or third-party sources which we believe are reliable, however we cannot guarantee its accuracy. All interested person/s should rely on their own enquiries.