

# 22 Birdwood Road, Georges Hall, NSW 2198

## House For Sale

Friday, 5 July 2024

22 Birdwood Road, Georges Hall, NSW 2198

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Area: 1013 m2**

**Type: House**



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## Auction

Classic timeless appeal resting on an impressive parcel of 1,013sqm approx., this traditional family address presents three bedrooms and a seamless, practical floorplan in a rare single level haven. Brimming with space and potential and positioned in a convenient and coveted address, this is undoubtedly an unmissable opportunity and the perfect place to call home for the astute buyer or savvy investor looking to renovate or recreate their dream home (Subject to council approval).

**ESSENTIALS & INCLUSIONS:-** Classic brick façade peacefully set back beyond an expansive frontage set on a wide neighbourhood street- Enter in through a private side entry into a practical light filled floorplan of spacious living and dining areas with timeless interiors upon timber flooring and features throughout - Sophisticated timber kitchen with quality appliances and an abundance preparation and storage space - Escape to a low maintenance backyard with an enormous covered alfresco space for endless dining and entertaining with an inbuilt barbecue- Three well-appointed bedrooms, sizeable master with a built in wardrobe - Pristine main bathroom with quality amenities and separate bathtub- Double lock up garage at the rear accessible via side driveway, with additional carport parking - Quality Inclusions: Laundry, free standing shed, powder room, rumpus, ample storage space and more

**LIFESTYLE & EDUCATION:-** Moments to local favourite eateries, restaurants and essential amenities including Bass Hill Plaza - Local schools such as Georges Hall Public School, Georges River Grammar and St Mary's Catholic Primary School- Surrounded by an array of parklands including Bellevue Reserve, Pollock Reserve and Neville Reserve- Minutes away from bus stops and public transport links

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