

46 Farnell Avenue, Carlingford, NSW 2118



House For Sale

Tuesday, 25 June 2024

46 Farnell Avenue, Carlingford, NSW 2118

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 771 m2

Type: House



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Auction

The options here are endless! Versatile and spacious this solid brick home has been a much loved family abode. However investors and developers may also consider the lucrative returns afforded to this property which comes attached with a DA approval for a future duplex development. Plans can be sent Upon Request! Perched on a level 771m² allotment and with a 28m frontage, the home occupies a level, accessible and low-maintenance block with the dwelling privately set back from the road. The living areas unfold over a single level and include a lounge, dining room and kitchen which has been updated to include stainless steel appliances, stone benchtops and plenty of storage. Timber flooring flows throughout seamlessly connecting the living areas with the accommodation. The 3 bedrooms are all fitted with built-in robes and share a renovated bathroom complete with a bath, frameless shower and toilet. A powder room combines with the laundry for your convenience. Basking in a sunny, north to rear facing aspect, the backyard is an entertainer's delight revealing a huge, covered patio that overlooks the low-maintenance gardens. This area has been designed for hosting large scale gatherings and includes outdoor heating a wood-fired pizza oven, outdoor fridge and barbeque facilities! Packed with extras, the home is equipped with a Daikin ducted heating and cooling system, CCTV and alarm system along with dual lock-up garages with through access. Situated in a leafy and quiet Carlingford pocket, the home is walking distance to parklands and the Balaka Falls walking trails. There is a bus stop at your front door and the property is only minutes to schools, shopping and the Carlingford Light Rail Station. Buyers seeking a smart investment, rewarding development opportunity or a classic family home must inspect this quality offering to the Carlingford market. Key Attributes- Solid brick & tile family home boasting 3 bedrooms, 1 bathroom - Big ticket items are renovated including kitchen & bathroom- Massive, north-facing rear patio with pizza oven & BBQ facilities- Daikin ducted cooling/heating system, CCTV & alarm system - 2 car lock-up garage with through access, additional off-street parking- Timber flooring, linen cupboards & external laundry/powder room- 771m² level allotment with an accessible 28m frontage - Development Approval attached for future duplex housing- Bus stop at your door, footsteps to local walking trails & parklands- Minutes to Carlingford shops, Light Rail, schools & services