

**55 Rickard Road, Warrimoo, NSW, 2774**

**McGrath**

**House For Sale**

Tuesday, 15 October 2024

55 Rickard Road, Warrimoo, NSW, 2774

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Stewart Lamont  
0247399882

## **Appealing Mountains cottage in convenient location**

This classic cottage is instantly appealing and presents the perfect blend of indoor and outdoor living. Situated on a popular street approximately 700 metres to Warrimoo Train Station, it's an ideal family home, perfect for a professional couple and a brilliant opportunity for the downsizer.

- Fantastic street presence; manicured gardens, inviting pathways, welcoming verandah
- Gorgeous French doors lead to expansive open-plan living with high ceilings
- Generous lounge area with split-system air conditioner; plantation shutters
- Spacious dining for family meals and entertaining; slow combustion fire adds to ambience
- Stunning kitchen with all electric appliances; breakfast bar with feature lighting
- Second sitting room at rear, potential study or rumpus room; direct access to entertaining deck
- Three double bedrooms; Master with large BIR, a/c and ceiling fan; second bed with BIR
- Stylish bathroom; deep freestanding tub; floating vanity; large shower with glass screen
- Beautifully maintained & impeccably presented throughout; easy to add your personal style
- Fantastic elevated and partly covered deck on two sides; paved sitting area with firepit
- Gently sloping rear yard with lawns, shrubs, vegetable beds and natural rock features
- Carport plus additional parking; extensive under house storage plus large workshop
- Well located in this peaceful suburb with station, parks, bushwalks and shopping close by