

**2/6 Arthur Street, Bexley, NSW 2207**

**Raine&Horne.**

**Villa For Sale**

Thursday, 11 July 2024

2/6 Arthur Street, Bexley, NSW 2207

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 178 m2**

**Type: Villa**



Marc Gable  
0433493331



Michael Aiello  
0407047179

## Auction Guide \$900,000

Presenting a cosy lifestyle retreat, this stylish villa is one of just four, offering privacy and leafy views. The combined living and dining area seamlessly flows to an inviting outdoor living space, perfect for relaxed indoor-outdoor living. The courtyard extends to landscaped gardens, creating a serene backdrop. Conveniently located, it's just 6 minutes to Stoney Creek Road buses, 2km from Rockdale station, and walking distance to local shops, cafes, IGA, and Bexley Oval, within the Bexley Public and Kingsgrove High School catchment areas.

**Key Features:**

- Combined living and dining with flow to outdoor space
- Large outdoor entertainment area leading to landscaped gardens
- Kitchen with Caesarstone benchtops and breakfast bar
- Two bedrooms, main with built-in robe
- Tiled bathroom with separate shower and bathtub
- Beautifully modern with new flooring throughout
- Single-car lock-up garage with separate laundry
- 6 minutes to Stoney Creek Road buses, 2km from Rockdale station
- Easy reach to local shops, cafes, IGA, and Bexley Oval
- In Bexley Public and Kingsgrove High School catchments

**Strata Rates:** \$1,250 per quarter approx  
**Council Rates:** \$403 per quarter approx  
**Water Rates:** \$173 per quarter approx