



FOR SALE

CHARMING HOME IN TRANQUIL LEAFY STREET 22 SIXTH AVENUE, BARDON

The property is UNDER CONTRACT

Occupying an impressive Double Frontage 964sqm parcel, this warm and inviting residence provides a unique family sanctuary of peace, privacy and tranquillity. It offers superb potential to further capitalise on the homes generous proportions of split-level living areas flowing out to a Wraparound veranda with elevated aspect out to the city skyline and leading down to an idyllic backyard with Entertainment area and swimming pool to enjoy a sense of seclusion. Ideal for families of all ages, this charming home is positioned a stroll to public transport and within minutes to the Highly Ranked Rainworth State Primary School, Private schools, Bikeways and local Sport Facilities and parks.

Original Pre War Property ripe for Renovations and a great foothold into Bardon.

- Split floorplan ideal for families of all ages
- Three spacious bathrooms, main includes separate bathtub and shower
- Second Livingroom perfect as a Teenage retreat
- Four bedrooms with built-in wardrobes, Master features an ensuite
- Open plan living and dining flows to covered terrace and entertaining space
- courtyard encircled by tranquil greenery and swimming pool
- Galley kitchen with ample pantry room, Gas appliances and Breakfast bar
- Polished timber floors, picture windows, air conditioning
- Close to a selection of quality schools, easy access to CBD
- Timber floors, wood panelling and ornate features
- Highly coveted off street parking supplied with double garage

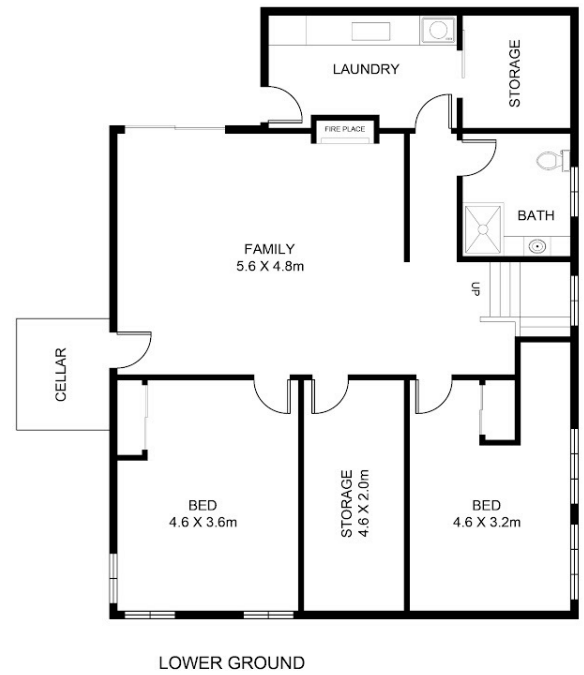
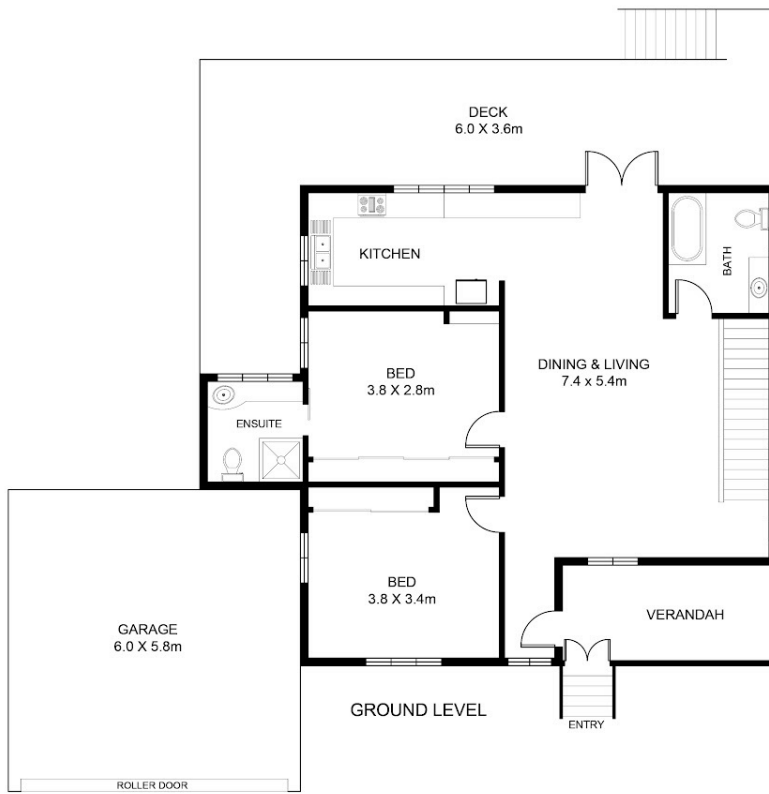
4 BED | 2 BATH | 3 CAR

PRICE:
\$1,180,000

OPEN FOR INSPECTION:
N/A



Shiree Dominguez
0406626181
shiree@atrealty.com.au
www.atrealty.com.au



22 Sixth Ave Bardon

While every effort is made to ensure that the floor plan and information contained within is as accurate as possible. It is for illustrative purpose only and not guaranteed to be exact. Interested Parties should make their own enquiries



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.