



FOR SALE

COSY CUL DE SAC COTTAGE

To describe this Buying opportunity as "rare" would be to understate the true potential on offer right here right now.

The precise location of this hidden gem is of such an absolute premium it will require no explanation to discerning educated buyers, and buyers not "in the know" will quickly discover a premium family friendly neighbourhood where children can safely play in this CUL DE SACS own council maintained park with NEW playground equipment, and no riff raff.

This is truly "A place to call home".

The home itself is ready to move into with a fully Renovated compact kitchen and bathroom, polished floorboards, three bedrooms with new carpets, new appliances and fittings , its ready set go - just run the paintbrush through if you wish to freshen things up to your liking and you are done inside.

Outside will excite and impress from your first glimpse of a potential paradise limited only by your imagination and budget(if you choose to change it).

Can you believe (approx only) 1000m2 of your own tree lined allotment, complete with 3 visiting neighbourhood wild bush turkeys, abundant native birdlife singing from the branches surrounding your private, sun drenched timber deck , the perfect hideaway to laze away a summer's day in complete bliss ,alternatively , an idyllic adventure playground for children of all ages.

A Single garage and underfloor storage area complete the package , again , the outside paint would benefit from a freshen up, however, the terracotta tiled roof has been cleaned and re pointed, guttering replaced and plumbing updated - the big dollar items are all in order.

Everyone "in the know" will tell you the prices in this particular location are now pretty much "800k and up " with recent street sales confirming that as a fact.

As this home is compact in size and our vendor is committed elsewhere, our instructions are to meet the market from immediately and liquidate the property. This may well be your last opportunity to secure a premium quite location so close to Westfield, Charlestown Square, multiple quality school and employment options.

3 BED | 1 BATH | 1 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

N/A

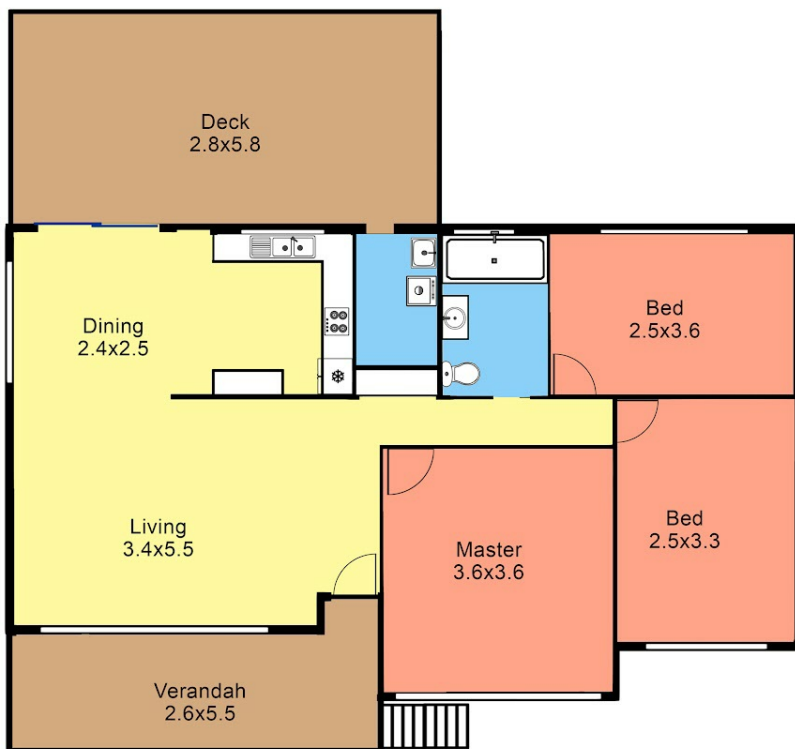


Tony Hoare

0432144148

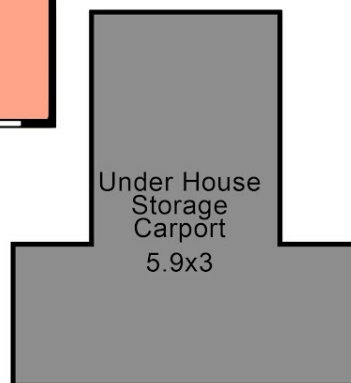
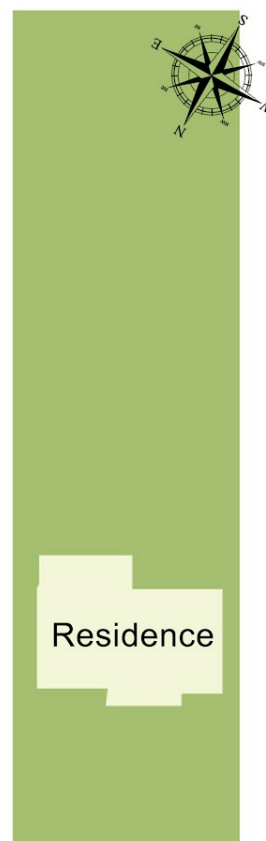
tonyhoare@atrealty.com.au

www.atrealty.com.au



Floor Plan

Site Plan



Disclaimer

This floor and site plan including fixtures, furniture, measurements and dimension are approximate and for illustrative purposes only. This floor plan gives not guarantee, warranty or representation of accuracy and layout. All enquiries must be directed to the agent or party representing this floor plan

21 Russell Avenue, Adamstown Heights

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.