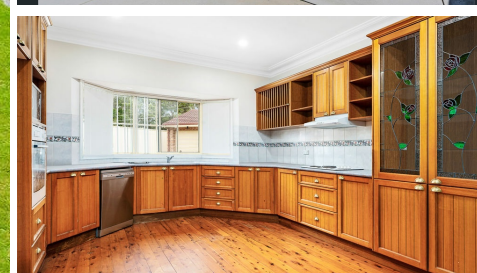


34 WINTON STREET APPIN



# FOR SALE

## CHARMING FAMILY HOME WITH GRANNY FLAT – A HIDDEN GEM IN APPIN!

Nestled in the heart of Appin on an expansive 1,359 square metre block, this beautiful family home offers the perfect balance of comfort, privacy, and convenience. Whether you're seeking space for a growing family or an investment opportunity, this property is ready to welcome its new owners. The stunning design and thoughtful features make it a standout, and the separate granny flat adds an extra layer of versatility.

### Main Home:

- 4 spacious bedrooms, each with built-in wardrobes
- Master suite with private ensuite and walk-in wardrobe
- Elegant main bathroom with a beautiful bathtub
- Expansive living area with a cozy fireplace, flowing seamlessly to a north-facing verandah
- Formal dining room
- U-shaped timber kitchen with walk-in pantry, adjoining a generous meal area

### Granny Flat:

- Stunning council-approved granny flat with its own private double garage
- 2 well-sized bedrooms, one with mirrored built-in wardrobe
- Fully tiled bathroom with toilet
- Well-appointed kitchen, flowing into a spacious dining area
- Separate electricity meter

### Additional Features:

- Potential of good rental income
- Large 1,359 sqm block with off-street parking for up to 12 cars on a concrete driveway
- Manicured lawns, ready for easy upkeep
- Just 200 meters to Appin Township, with local amenities like the famous hotel and pie shop
- 25-minute drive to Bulli and Thirroul beaches
- Ceiling fans, split system air conditioning, downlights, 2 car garage

This property must be seen to be truly appreciated. Don't miss your chance to secure this perfect family home with endless possibilities.

6 BED | 3 BATH | 2 CAR

### PRICE:

\$1,390,000 - \$1,450,000

### OPEN FOR INSPECTION:

N/A



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## GRANNY FLAT



## MAIN RESIDENCE

 AGENCY

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.

34 Winton Street, Appin

Huss Al Salemi • All measurements are approximate • Drawn for marketing purposes only

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