



FOR SALE

A CLASSIC BRICK & TILE HOME IN ONE OF BERESFIELD'S BEST STREETS

Offered to the market for the very first time in 45 years, this much-loved brick and tile family home presents an exciting opportunity to secure a property in what is arguably located in one of Beresfield's best and most tightly held residential streets.

Solid, comfortable and exceptionally functional, 3 Blackwood Avenue has been designed with a practical floorplan that separates the home's sleeping and living zones beautifully accompanying a strong blend of outdoor entertaining. Positioned on a manageable 600sqm block with excellent street frontage, the property offers a terrific balance of usable outdoor space, strong street presence, as well as a location that's close to all the mazing amenities the suburb has on offer.

Inside, the three bedrooms are positioned together along one side of the home, creating a quieter and more private accommodation wing, while the kitchen, dining and living spaces occupy the opposite side. It is a simple but highly functional layout that works incredibly well for families, couples and those looking for clearly defined spaces throughout the home.

At the front of the property, the generous formal lounge provides a comfortable place to unwind and includes split-system air conditioning, while the adjoining kitchen and meals area form the everyday heart of the home.

The original kitchen has been exceptionally well maintained and offers ample cupboard and preparation space, a dishwasher, electric oven with separate grill and four-burner electric cooktop. A dedicated meals area directly off the kitchen provides an easy everyday dining space without compromising the separate formal living area.

Adding even more versatility is the enclosed sunroom, providing a valuable additional living zone that would be ideal as a home office, study, children's playroom or potentially a space to operate a small home business.

The bedroom wing comprises three well-proportioned rooms, all with ceiling fans, while the master bedroom offers amazing space. The updated main bathroom features a shower, vanity and WC, with the convenience of an additional separate WC further located between bedroom 2 and 3 enhance the home's family-friendly layout.

3 BED | 1 BATH | 2 CAR

PRICE:

\$780,000 - \$830,000

OPEN FOR INSPECTION:

Oct 3 at 11:15am - 11:45am



Rob McCorriston

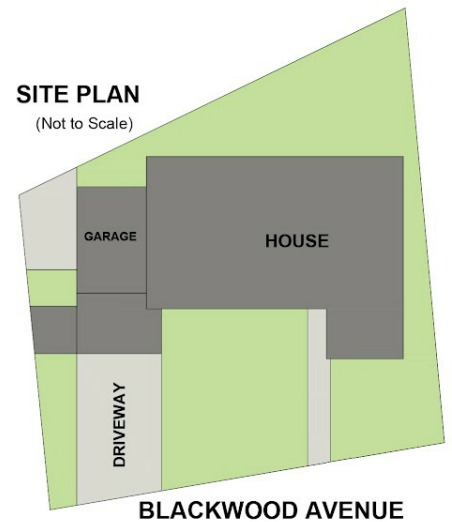
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SITE PLAN
(Not to Scale)



3 BLACKWOOD AVENUE BERESFIELD

DISCLAIMER: FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. YOU SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE SUITABILITY FOR YOUR SPACE REQUIREMENTS.

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.