



8 Ashton Avenue, Earlwood



## FAMILY CHARM IN A PRIZED RIVERSIDE LOCATION

On a quiet avenue, this character home sets a pleasing scene for a rewarding family life. Resting on a deep 505sqm (approx) block, the home combines character charm with tasteful updates.

Recently reconfigured for added space, the home features dual living areas and generous accommodation, with flexibility for a fifth bedroom. Ready to enjoy immediately, there's also possibility to add further value (STCA).

Only moments from the Cooks River foreshore, the home is well placed to absorb a sought-after lifestyle, with bike paths, walking trails and picturesque parklands yours to enjoy. It's also handy to buses, light rail and a selection of schools.

- Family living area leading to an alfresco dining terrace
- Updated gas/granite kitchen with a glass splashback
- Elegant formal lounge with charming bay windows
- Zoned alfresco area with choice of entertaining spots
- Large fully fenced backyard set amid leafy surrounds
- Generously-sized bedrooms, one with sunroom/study
- Original bathrooms, laundry/workshop with extra WC
- Off-street parking for multiple cars, prime north aspect

Council Rates: \$595 approx per quarter

Water Rates: \$172 approx per quarter

### About EARLWOOD

A culturally diverse community close to Sydney Airport, Earlwood has a great mix of old and new residents that keep life buzzing. Its emphasis is on family living, with lush riverside reserves, classic gardens and fantastic original architecture. Its main village hub

4 bedrooms 2 bathrooms 2 car spaces 505 m2

<b>Price</b>	SOLD for \$1,365,000
<b>Property Type</b>	Residential
<b>Property ID</b>	818
<b>Land Area</b>	505 m2

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville  
Shop 5, 345 Illawarra Road Marrickville  
NSW 2204  
02 9558 0388

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property agents

has a Coles Supermarket, cafes, shops and dining outlets, and it has quick access to Marrickville Golf Club and the M2 motorway.

Should you have any questions please do not hesitate to contact Ross Mournehis on 0419 171 469.

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