

Annandale

45 Collins Street



Stylish semi with dual street access

Enjoying a sun-soaked corner position, this traditional semi has undergone a stylish upgrade, creating a charming home with a combination of classic and contemporary details. A wonderful alfresco entertainer, it opens to a fabulous custom-designed deck and courtyard with potential for parking. There's also scope to create a second storey (STCA). Take a short stroll to cosmopolitan Annandale village shops, cafes, schools, parks and CBD buses.

- Two ambient bedrooms with built-in wardrobes
- Elegant lounge room featuring a gas bayonet
- Smart skylit gas kitchen and dining area, alarm
- Sleek new bathroom with a marble vanity
- Covered dining deck with fridge and heating
- Sunny courtyard with storage shed and side access
- Large fully lined attic ideal as a private office


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ADDITIONAL DETAIL

Council Rates	\$362/qtr (approx)
Water Rates	\$192/qtr (approx)
Type	House
Sold Date	15/06/2018
Land	134 Square Metres

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\$1.305m



APPROXIMATE AREAS	
Internal Floor Space	75sqm
Lined Attic	34sqm
Land Size	134.3sqm
OUTGOINGS	
Council Rates	\$362 p/q
Water Rates	\$192 p/q

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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Annandale Estate Agency Management Pty Ltd (trading as Cobden & Hayson Annandale), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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