

# Earlwood

## 13 Mooney Avenue



\$1.2m

## A classic home with excellent family potential

For the past 47 years this delightful home has provided the same owners with consistent enjoyment and it's now ready for its next exciting chapter. Occupying a spacious 573sqm on a deep block, this comfortable property provides a fresh and bright living environment with good proportions and lots of period details throughout. The solid brick home is also quietly positioned close to the heart of Earlwood and will bring fantastic lifestyle value to those wishing to upgrade and capitalise on such a sought-after location.

- Generous and versatile layout with parquetry flooring
- Large open lounge and dining area plus a separate sunroom
- Northerly aspect and excellent natural light throughout
- Three air-conditioned bedrooms plus a full period bathroom
- Modern kitchen with breakfast bar overlooking the garden
- Expansive backyard with mature fruit trees and private lawn

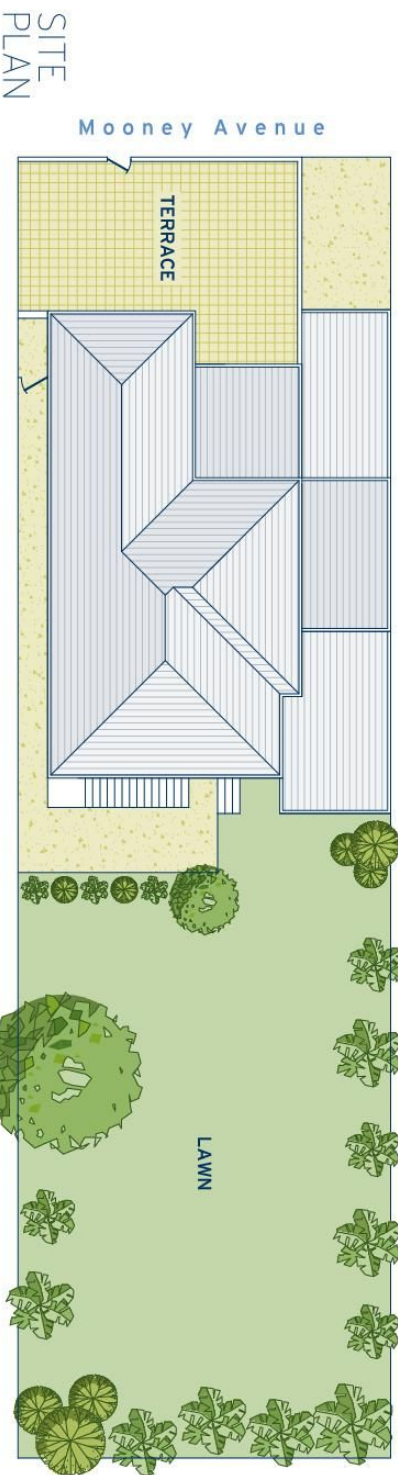
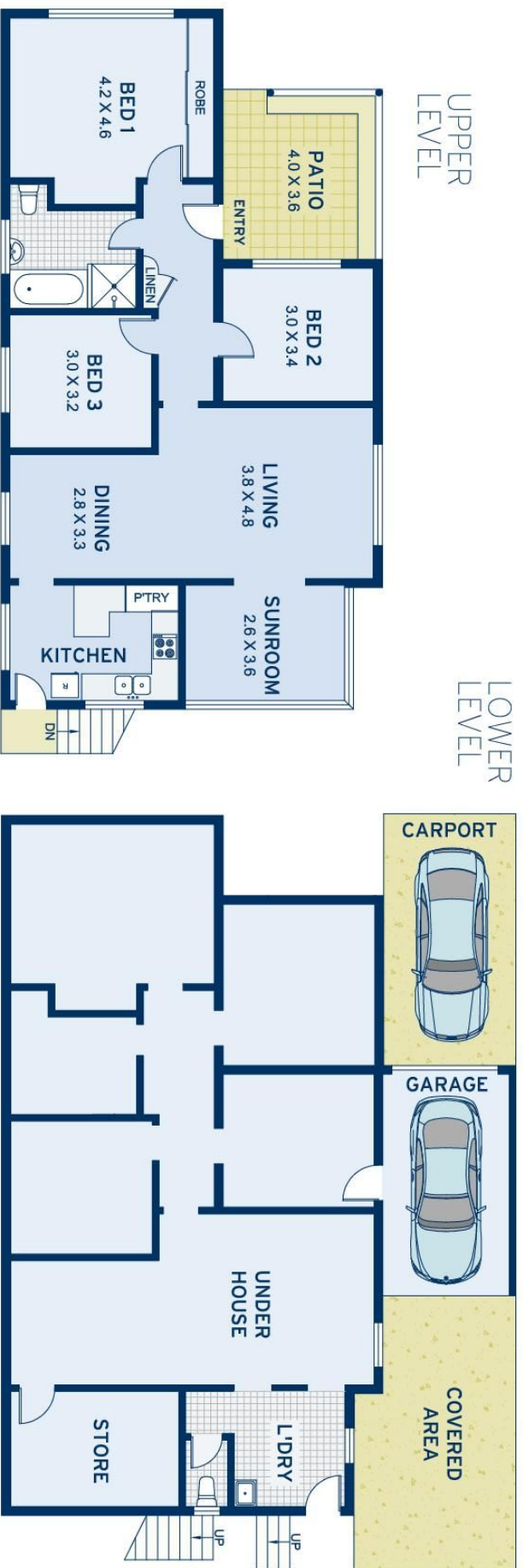
    
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### ADDITIONAL DETAIL

Type House  
Sold Date 16/11/2018

**Jim Nikolopoulos**  
0406 626 663  
jim@ch.com.au

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APPROXIMATE AREAS	
Internal Floor/space	105sqm
Garage	15sqm
L'Dry/Under House	105sqm
Land Size	573sqm
OUTGOINGS	
Council Rates	\$XXXX pq
Water Rates	\$XXXX pq



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

cobden & hayson