

# Earlwood

## 46 Richard Avenue



\$1.405m

## Renovated family home with modern appeal

Available for private inspection

A superb Earlwood lifestyle comes with this cleverly modernised freestanding brick residence. The interior layout has been smartly updated to offer a light filled design and provide a rare low-maintenance living space where convenience and privacy merge with great success. It also enjoys an attractive street presence and a peaceful location close to nature reserves and within walking distance to local shops, schools and Bardwell Park station.

- Crisp, fresh interiors with generous living and dining areas
- Contemporary kitchen featuring gas fittings and breakfast bar
- Three bedrooms include two with large built in wardrobes
- Large covered deck that overlooks a private grassed garden
- Renovated bathroom complete with a freestanding bathtub



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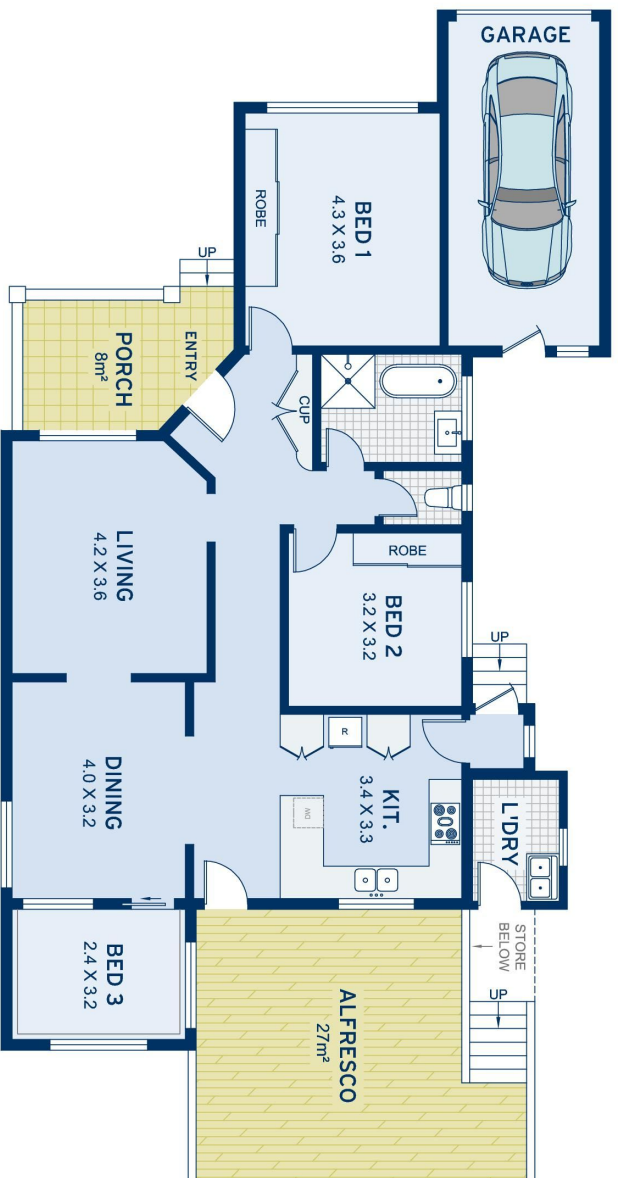
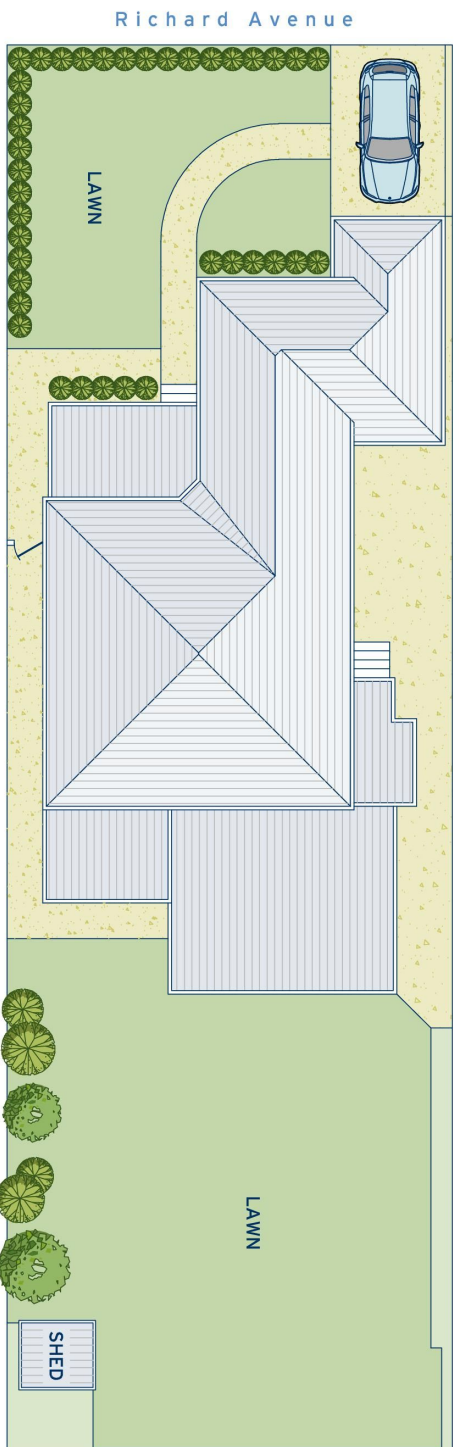
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### ADDITIONAL DETAIL

|               |                    |
|---------------|--------------------|
| Council Rates | \$513/qtr (approx) |
| Water Rates   | \$177/qtr (approx) |
| Type          | House              |
| Sold Date     | 17/04/2020         |

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# SITE PLAN



| APPROXIMATE AREAS    |          |
|----------------------|----------|
| Internal Floor Space | 113sqm   |
| Garage               | 17sqm    |
| Land Size            | 481sqm   |
| OUTGOINGS            |          |
| Council Rates        | \$513 pq |
| Water Rates          | \$177 pq |

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

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