

Annandale

304 Nelson Street



\$1.38m

Stylish entertainer with light, charm and privacy

Superbly located in a sought-after section of north Annandale, this character home enjoys a premium location across the road from parklands and the Tramsheds dining precinct. It is filled with natural light and offers a well-appointed living space with lots of original details, quality modern upgrades and a great layout for in/outdoor entertaining. This freshly presented property provides the ideal haven with quality schools, foreshore walks, the light rail and the local cafe scene all within walking distance from the front door.

- A breezy layout with separate lounge room and dining area
- Fold-out doors that open onto a sheltered rear BBQ patio
- A private landscaped garden and paved entertainment space
- Quality modern kitchen with island bench and gas fittings
- Two bedrooms with built-ins and access to attic storage
- A quiet low traffic street with plenty of parking available


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ADDITIONAL DETAIL

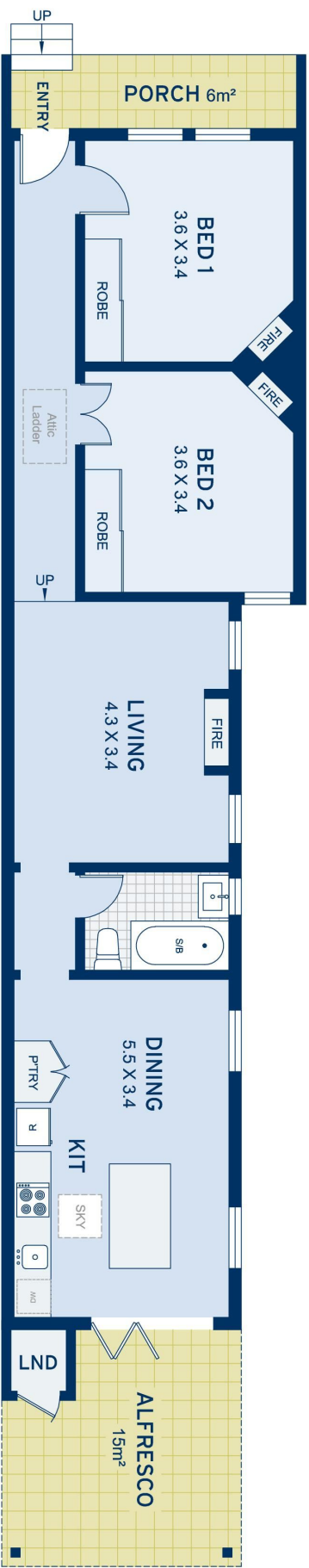
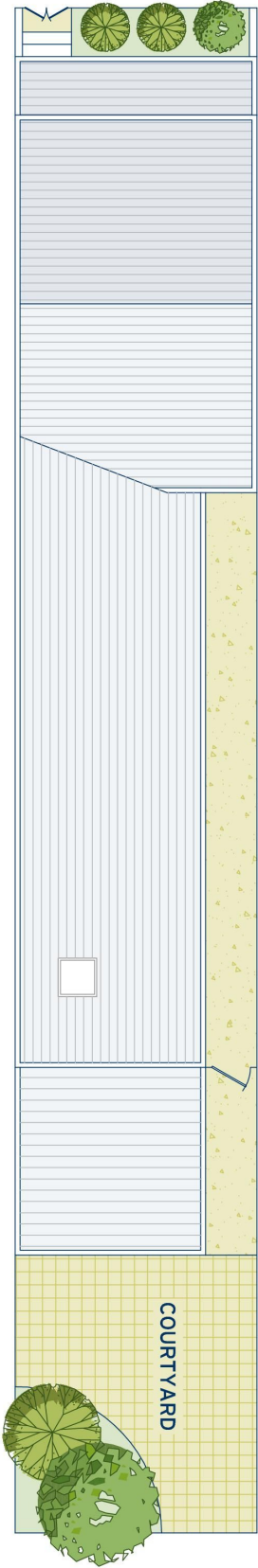
Council Rates	\$434/qtr (approx)
Water Rates	\$294/qtr (approx)
Type	House
Sold Date	19/06/2020
Land	153 Square Metres

Alex Mastoris
0414 567 878
alexm@ch.com.au

Kate Fitzsimmons
0424 782 291
katef@ch.com.au

SITE PLAN

Nelson Street



APPROXIMATE AREAS	
Internal Floor Space	80sqm
Attic	16sqm
Land Size	153sqm
OUTGOINGS	
Council Rates	\$434 pq
Water Rates	\$294 pq

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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.

cobden & hayson