

# Bardwell Valley

## 3/9 Douglas Street



Undisclosed

## A Tuscan paradise custom-made for the entertainer

A spacious layout, stylishly upgraded interiors and leafy golf course views all combine to create a great low maintenance home in this Tuscan-inspired townhouse. Custom designed to provide a superb home for entertaining, it enjoys a quiet position in a well-regarded complex of four at the end of a boutique cul-de-sac. This is a great house alternative located a short stroll to the Bardwell Valley golf club, and just a short distance to all the amenities at Earlwood and Bexley.

- A smart design that features a crisp open living space
- An extra-wide terrace with pergola and water feature
- Three bedrooms plus a deluxe bathroom with spa bath
- Downstairs guest bedroom with second living space and WC
- Modern gas kitchen with dishwasher and breakfast bar seating

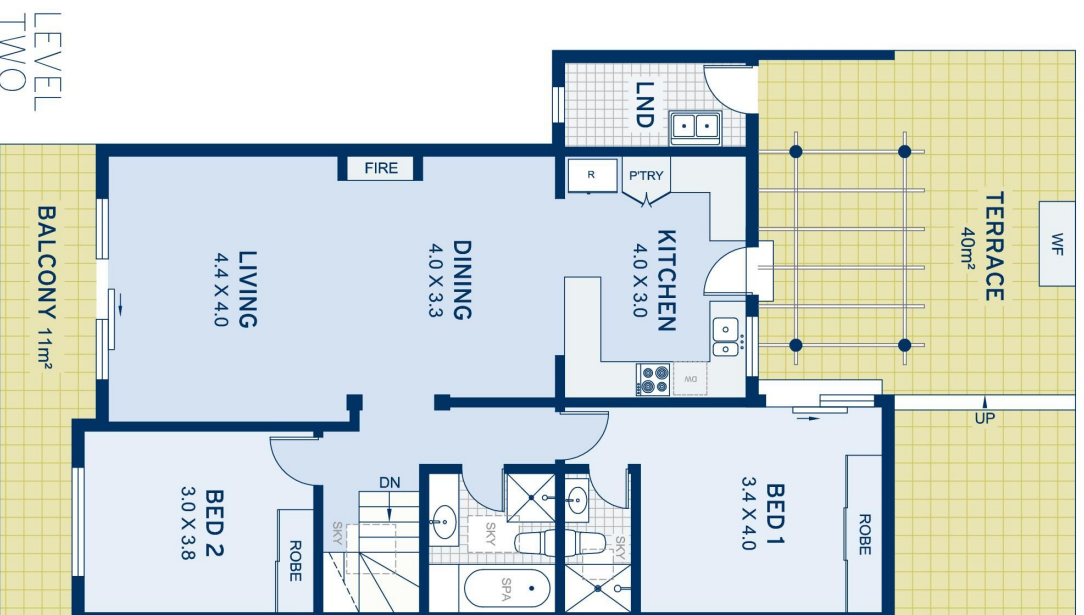
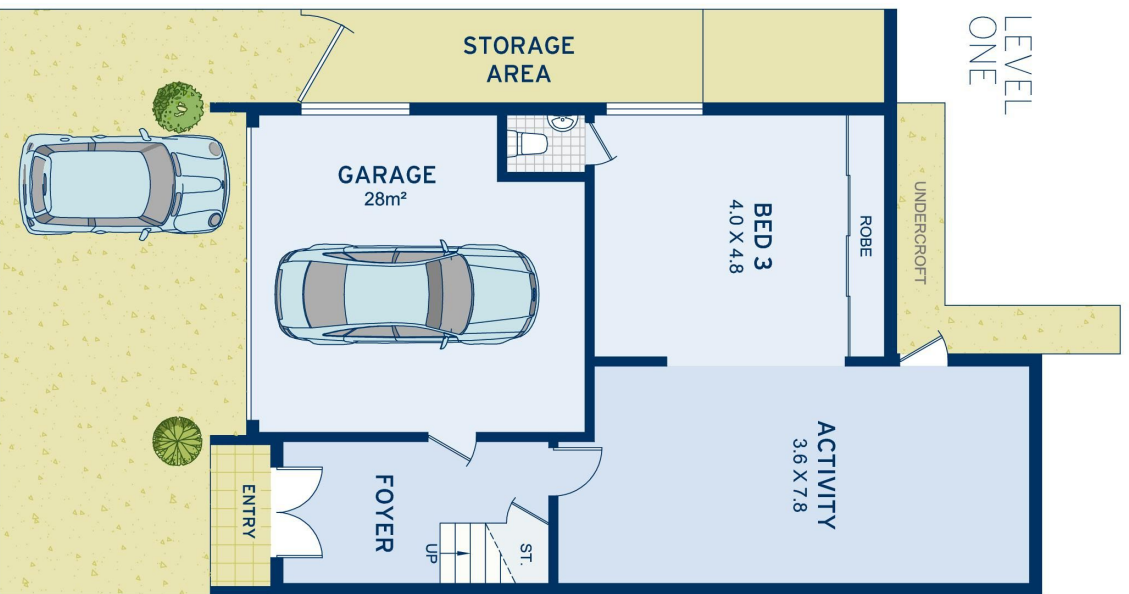


## ADDITIONAL DETAIL

Council Rates	\$365/qtr (approx)
Strata Fees	\$907/qtr (approx)
Water Rates	\$177/qtr (approx)
Type	Townhouse
Sold Date	25/07/2020
Land	241 Square Metres

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APPROXIMATE AREAS	
Internal FloorSpace	153sqm
Garage	27sqm
External	61sqm
Total	241sqm
OUTGOINGS	
Council Rates	\$365 pq
Water Rates	\$177 pq
Strata Rates	\$907 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 Earwood/Marrickville), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

**cobden & hayson**