

Family Home on Quiet Rear North Facing Block in Great Street

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122A Caledonian Street, Bexley

Auction Price Guide \$1,350,000

Well presented and liveable yet ripe with future potential, this lovely single level home is a superior opportunity in a quiet Bexley street.

Occupying a 21.33 metre wide 322.5sqm parcel with a due north to rear aspect, the property welcomes you inside to flexible and spacious living areas. The kitchen has been modernised with a gas stovetop for easy meals, while outside reveals covered and sun washed areas for year-round entertaining.

Accommodation furthers the appeal through three generous bedrooms and a front lounge or fourth bedroom. The freestanding residence provides the choice to live or lease now, then redevelop across the rare block in future (STCA).

It's within a short walk of local cafes, shops, parks and schools, plus minutes from Carlton Station, Bexley Village, Kogarah Town Centre and golf courses.

- Designated living and dining zones easily interconnect
- Covered terrace welcomes year-round alfresco meals
- Quiet low maintenance backyard awash in sunshine

Property ID:	L35045816
Property Type:	House
Garages:	1
Open Parking:	1
Land Area:	322.5 sqm

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- Well kept timber kitchen features modern gas cooktop
- Three bedrooms have high ceilings and generous space
- Versatile front formal lounge, home office or fourth bed
- Charming bathroom includes separate tub and shower
- Bright laundry room with extra w/c and access outside
- Gated driveway parking extends into a lock-up garage
- Close to beaches, Hurstville Westfield and city links