



2/102 Cambridge Street, Penshurst

Auction Guide \$1,100,000 - \$1,200,000

The perfect combination of light and space, this stylishly updated villa is a move-in-ready family haven in a super-convenient setting. From the first step inside, there’s an airy free-flowing atmosphere, with the generous living area welcoming warm north westerly sun inside through a wide bay window. A newly renovated kitchen, bathroom and ensuite add to the sense of effortless everyday comfort, with three large upper bedrooms and a versatile underhouse office/storeroom ensuring plenty of lifestyle flexibility for growing families. One of just four Villas in a tidy garden-lined complex, this is an excellent opportunity for anyone wanting a blend of privacy and convenience. It’s only a few minutes’ walk to the top end of Beverly Hills’ colourful dining strip, while the train station, IGA and local schools are also all less than 1km away.

- Airy layout opens straight into sunlit lounge/dining space
- Crisp white interiors feature timber flooring and ducted a/c
- Split-level design separates the living area and bedrooms
- Modern stone kitchen, stainless electric stove/dishwasher
- Private covered deck with kitchenette for easy entertaining

Property ID:	L35533762
Property Type:	Villa
Garages:	2
Land Area:	271.0 sqm

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- Low maintenance courtyard includes garden storage shed
- Three double bedrooms, two with built-ins, ensuite to main
- Sleek monochrome bathrooms all have matte black fixtures
- Oversized garage with workshop area and courtyard access
- Lower level laundry with extra w/c and toilet, enclosed office/storeroom
- Wide tree-lined street, walk to Gifford Park and popular cafes
- Short drive to Penshurst Station, Roselands or Hurstville CBD
- Solar panels and Solar hot water system

Strata Rates: \$350 pq approx\*

Council Rates: \$421 pq approx\*

Water Rates: \$178 pq approx\*