



7 Waterton Avenue Matraville, NSW

3 1 2

## A family classic, upgraded for modern living

- Crisp modern interiors feature easycare wood grain tiled flooring
- Generous layout has separate living, dining and casual family areas
- Spacious and fully fenced level lawn with a gate opening to the reserve
- Quality modern kitchen with breakfast bar and lots of workspace
- Three bedrooms with built-ins plus a renovated full bathroom
- Side driveway access through to a lock-up garage at the rear
- Air-conditioning plus internal laundry and extra guest WC
- Deep level landholding with an extra-wide 15m street frontage
- Potential duplex site that would maximise value (subject to approval)
- A few minutes from Heffron Park and Des Renford Aquatic Centre

**Price:** \$2300000

**Council Rates:** \$523.08 p/q

**Water Rates:** \$160.18 p/q

**Corrinne Olsen**

0425 270 003

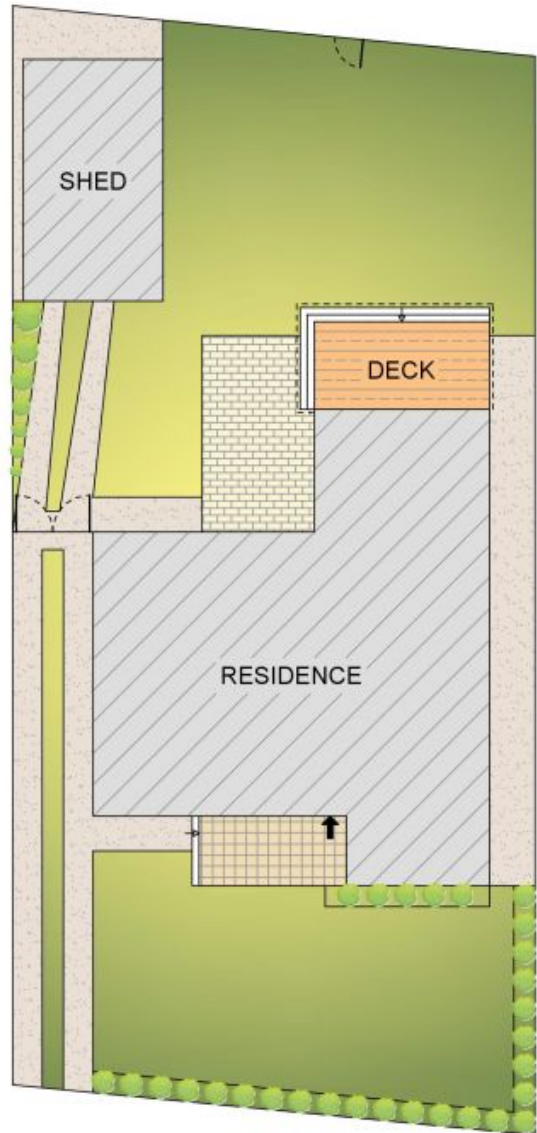
**Susan Richardson**

0414 322 489

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Matraville



GROUND LEVEL



SITE PLAN

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