



## 10/26-32 Irvine Street, KINGSFORD, NSW 2032

### Centrally located freestanding Villa

Peacefully situated in this low maintenance complex of only 25 private freestanding villas, a rare opportunity exists to acquire this single level 3-bedroom home.

This villa can be renovated to taste for the astute investor or owner occupier, perfect opportunity to upsize from an apartment and ideal for downsizing.

The Home offers single level living with an abundance of natural light flowing from your versatile north-facing living /dining area into a serene and peaceful leafy courtyard, in addition to a secure lock-up carport with ample storage to complete this rare finding.

Its conveniently located within walking distance to parks, schools, NSW University and public transport, Maroubra Junction and Westfield Eastgardens are only a stroll away.

### Features:

Versatile north-facing air-conditioned living/dining area with gas outlet.

**TYPE:** Sold

**INTERNET ID:** 106P0805

### AUCTION DETAILS

12:45pm, Saturday March 26th, 2022

### CONTACT DETAILS

**Elders Double Bay**  
Level 1, Suite 5  
DOUBLE BAY, NSW  
02 9362 1700

**Paul Troyanovsky**  
0411 599 969

Three generous size bedrooms with air-conditioning

Eat-in Kitchen with gas cooking

Modern renovated Bathroom

Separate W.C and internal laundry

Lock up Carport with storage

Strata rates \$877.50 pq approx

Water rates: \$157.31 pq approx

Council rates: \$395.95 pq approx

Inspect: Thursdays & Saturdays 11.00am - 11.45am

Auction: 26th March 2022 on site

Details: Paul Troyanovsky 0411 599 969

Renay Tregellas 0424 180 076

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport

- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Air Conditioning







