

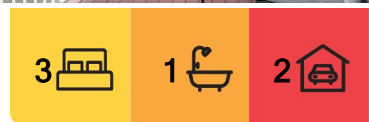


Alderley, 57 Farrington Street

Character Filled Colonial —Raised to Legal Height Under
—Walk to Train

Positioned in an ultra-desirable and incredibly convenient pocket of Alderley, this beautiful colonial style home perfectly blends timeless charm with modern convenience.

The home is raised to legal height underneath and has an attractive front veranda and staircase that amplifies its street appeal. It features 10-foot ceilings, VJ walls and ceilings, wide pine floorboards and ornate fret work. The home has neutral paintwork throughout, a well-appointed contemporary kitchen, a stylish new bathroom and is ready to move into or rent out immediately. There are 3 sizeable bedrooms (all with built-in wardrobes), a spacious living room, a dining area with bench seating (provides excellent additional storage) and a central hallway. The downstairs area provides fantastic vehicle accommodation and storage, but there is tremendous scope (STCA) to further build in this area if desired.



For Sale
\$1,265,000

View
l.jhooker.com.au/39EEF1R

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There is a deceptively large lawn and garden (low maintenance in nature) and the property is privately positioned behind new Colourbond fencing.

The home is within a short 5-minute stroll of the Alderley train station and offers an inner-city lifestyle for families and professionals. The location is just 5km from the CBD and just around the corner from Alderley Coles Shopping Centre and Alderley Village (cafes, restaurants and specialty stores). This family friendly location is within easy reach of some wonderful schools (private and public), bike tracks and lush parkland

This character filled home will sweep you off your feet as soon as you drive by and steal your heart upon entry. Act fast to avoid disappointment.

Special features include —

- * Character features include soaring 10-foot ceilings, VJ walls and ceilings, wide pine floorboards and ornate fret work
- * The home has plenty of windows and captures an abundance of natural light from the northern aspect
- * The wide front veranda amplifies the home's street appeal and is the perfect place to enjoy a morning coffee
- * A charming central hallway
- * A spacious lounge room and dining area adjoining. The dining room provides bench seating that allows for some additional handy storage
- * 3 sizeable bedrooms, all with built-in wardrobes
- * A beautifully appointed kitchen with floor to ceiling cabinetry, soft close drawers, an abundance of bench space and a 900mm oven and gas cooker. This is a wonderful kitchen designed by someone who loves to cook.
- * A stylish new bathroom with modern vanity, quality tiles and shower over bath
- * The property has been raised to legal height providing exceptional scope to build in the downstairs area if desired (STCA). The downstairs area provides great parking, storage and a partitioned laundry.
- * A low maintenance, but deceptively large backyard and garden that is privately set behind new Colorbond fencing
- * 6.5Kw (approx.) solar system will keep power costs down
- * A desirable inner-city location, walking distance to the Alderley train station, Alderley Coles Shopping Centre and local café/restaurant/shopping precinct

For further information or to arrange your inspection, please contact DANIEL WATERS or JACOB BALL.

More About this Property

Property ID	39EEF1R
Property Type	House
Land Area	392 m2
Including	Toilets (1) Deck Floorboards Built-in-Robes Fully Fenced Solar Panels

Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
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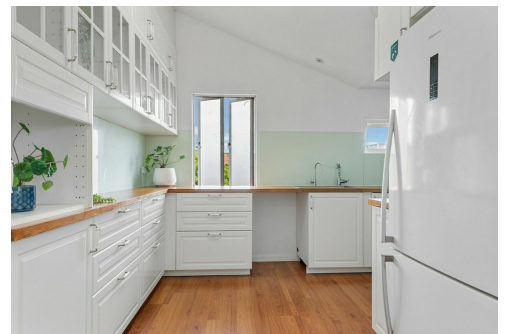
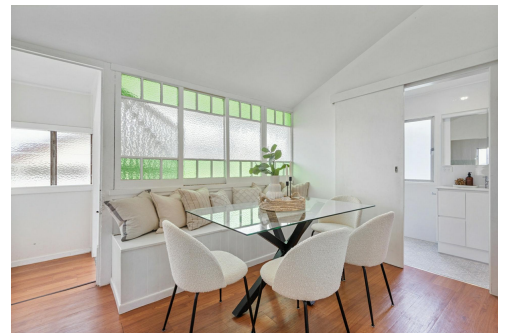
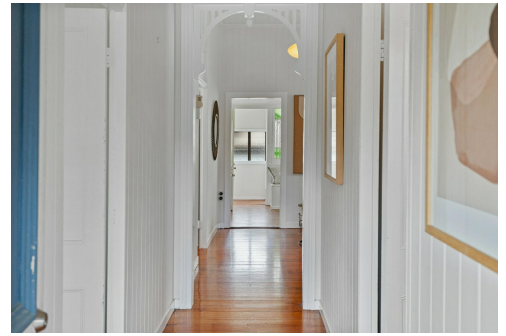
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Co-Agent “ Daniel Waters Team | jball@ljhooker.com.au

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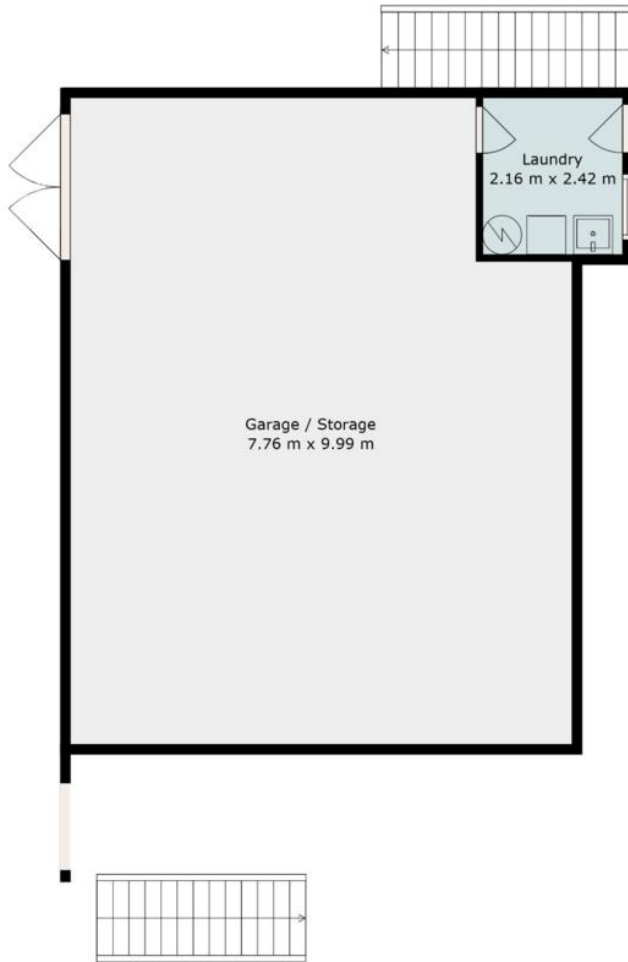
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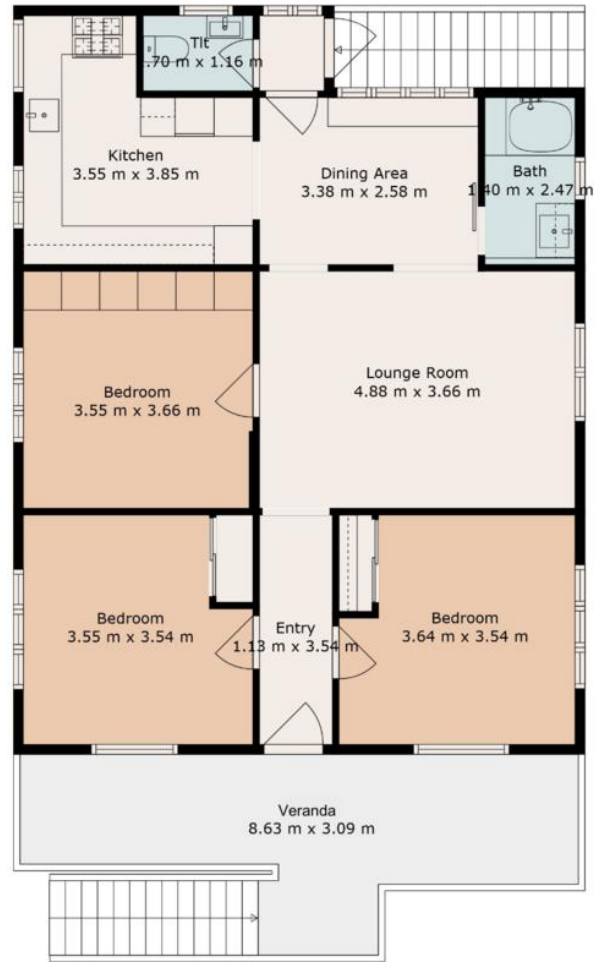


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Ground Floor



First Floor

Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

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