

Hurlstone Park, 2 Barton Avenue

SOLD AT AUCTION BY FRANCOIS VASSILIADES

Tightly-Held Freestanding Family Home in a Sought-After Inner-West Location!

Occupying a substantial level parcel in a peaceful cul-de-sac, this freestanding home combines timeless charm with family-functionality in an exceptional location on the cusp of Dulwich Hill. Enjoying all the ease of a single level layout, it reveals beautifully presented interiors enhanced by polished timber floorboards and high ceilings allowing a wonderful sense of space. There is a streamlined granite gas kitchen and separate living and dining areas, while interiors spill out to an undercover patio overlooking a sunny child-friendly backyard. Accommodation comprises four well-sized bedrooms, the main is appointed with an ensuite, while additional features include a full-sized main bathroom, reverse-cycle air conditioning in the living area and side driveway access to a carport and a lock-up garage. The residence is comfortable as is, while it presents superb potential to update/renovate or add a second storey if desired (STCA). It is positioned moments to village shops and eateries, parks and the upcoming Hurlstone Park Metro line as well as esteemed schools



For Sale
SOLD AT AUCTION BY FRANCOIS VASSILIADES

View
By Appointment

Contact
Francois Vassiliades
0400 131 415
francois@ljhcampsie.com.au
Peter Kassas
0404 003 320
peter@ljhcampsie.com.au



LJ Hooker Campsie
(02) 9789 6088

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

and Arlington Station.

- Beautifully presented and flooded with natural light
- Traditional layout with separate living and dining areas
- Well-equipped granite kitchen with s/steel gas appliances
- Large sun washed level backyard with fruiting citrus trees
- Four well-sized bedrooms, two appointed with built-in robes
- Original full-sized bathroom, main bedroom features ensuite
- Polished timber floors throughout, high ornate ceilings
- Four well-sized bedrooms, two appointed with built-in robes
- Reverse-cycle air conditioning in living, underhouse storage
- Side driveway access, carport, lock-up garage and laundry
- Moments to buzzing Dulwich Hill village, shops, eateries
- Close to upcoming Hurlstone Park metro line and parks
- Easy access to esteemed schools and Arlington Station

Total Property Size: 417sqm approx.

Details: Francois Vassiliades - 0400 131 415

Peter Kassas - 0404 003 320

More About this Property

Property ID	MBYF8V
Property Type	House
Land Area	417 m2

Francois Vassiliades 0400 131 415

Director/Licensee | francois@ljhcampsie.com.au

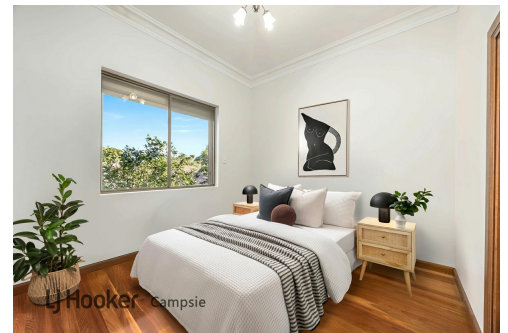
Peter Kassas 0404 003 320

Sales Executive | peter@ljhcampsie.com.au

LJ Hooker Campsie (02) 9789 6088

197 Beamish Street, CAMPSIE NSW 2194

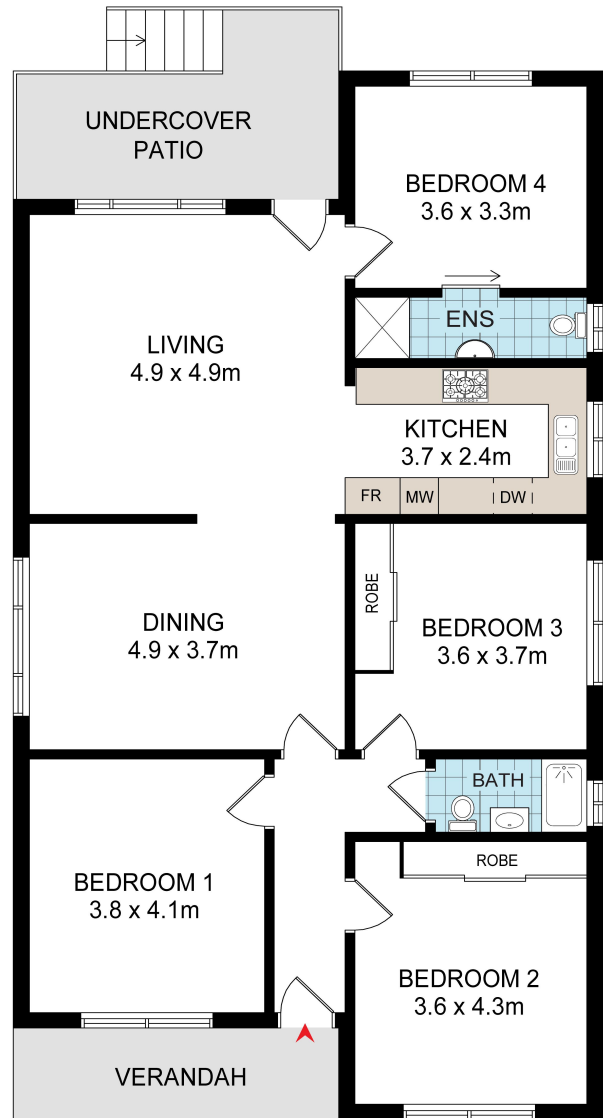
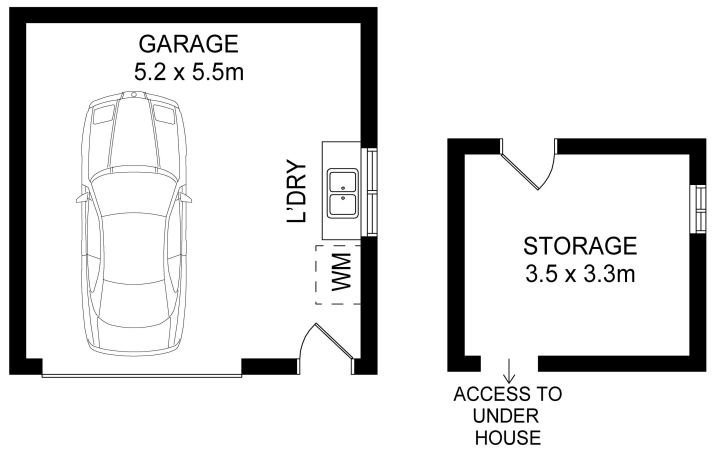
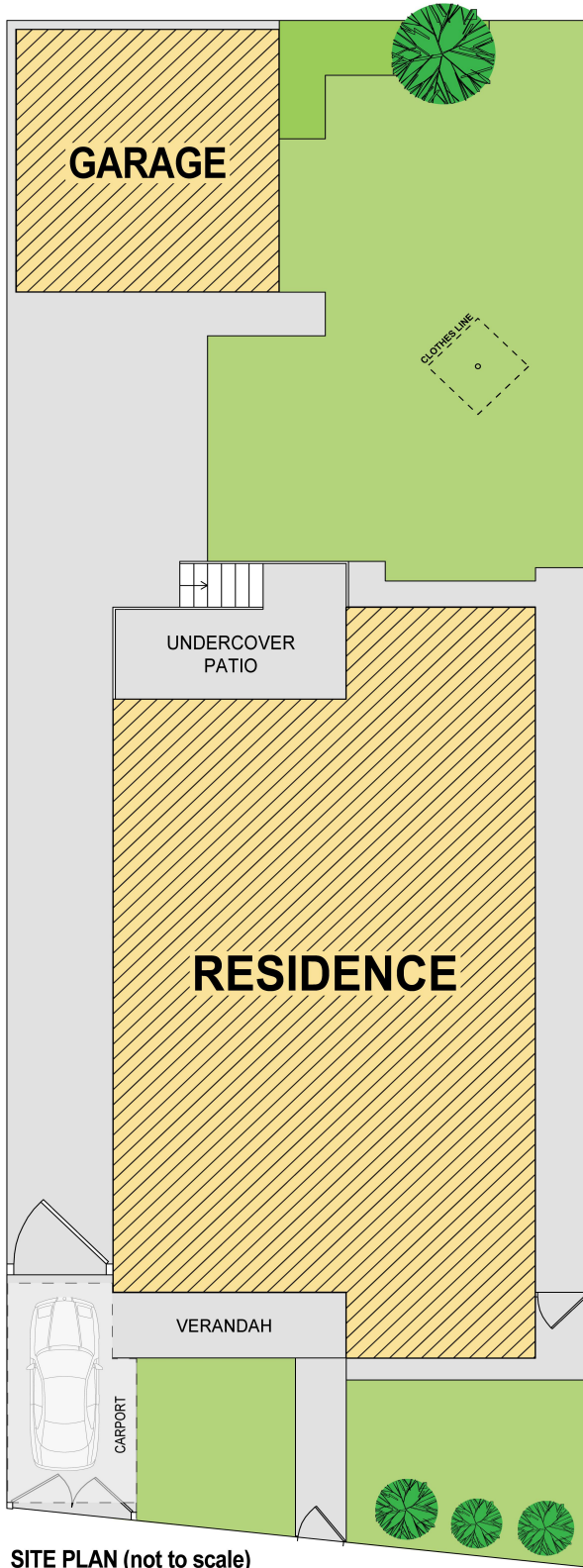
campsie.ljhooker.com.au | info@ljhcampsie.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Campsie
(02) 9789 6088



2 BARTON AVENUE, HURLSTONE PARK

DISCLAIMER: WE HAVE OBTAINED ALL INFORMATION IN THIS DOCUMENT FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE CANNOT GUARANTEE ITS ACCURACY. PROSPECTIVE PURCHASERS ARE ADVISED TO CARRY OUT THEIR OWN INVESTIGATIONS