

**3 Charles St, Cardiff, NSW 2285****Sold - \$795,000**House 5  2 

## Open Home Cancelled - Under Contract

This is a unique family home which provides excellent value for money. Set on a large 890m<sup>2</sup> corner lot, every square centimetre has been planned to provide comfort, space and entertainment for every family member. The home is gorgeous and has so much to offer.

### Open for Inspection

By Appointment.

- 5 genuine double sized bedrooms, the main is exceptionally large with ensuite and full-length robe.
- 3 living areas, large more formal lounge room, family/dining area and enormous downstairs rumpus room with its own spacious kitchenette.
- Separate study room, ideal for students or home business.
- Large modern kitchen, plenty of cupboard and bench space.
- Top level yard and courtyard has surrounding gardens, lovely grassy area and covered alfresco.
- Lower outdoor entertainment area would cater for largest family functions with huge inground pool, large entertaining surrounds and spacious covered balconies providing exceptional views over the valley and many private niches to spill outdoors and enjoy special moments.
- Council Rates: Approx. \$1,538.34 p/a.
- Water Rates: Approx. \$815 + usage p/a.

There is a large secure covered area for the vehicles, a pad for the caravan, boat or Winnebago and extra parking for all the family vehicles. So many extras including 3 split system air conditioners, ceiling fans and also designed to provide maximum comfort.

Close to schools, shops, John Hunter Hospital, parks, reserves and transport, this home has so much for you and your family. Inspection is highly recommended!

### Listed By

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