

63 Ferris St, Annandale, NSW 2038

Sold - \$1,595,000

House 2 1 1



**SOLD \$1,595,000- RICHARD PERRY 0418 863 969**

This charming 'entry point' home set on 93sqm of land in a village setting was sold for \$1,595,000

If your thinking of selling your home which is in need of a renovation or fixing up, wait and call, as we have buyers willing to purchase in any condition and open minded on land size

Call for a chat and correct advice: Richard Perry 0418 863 969

**Open for Inspection**

By Appointment.

93sqm Charming Home within a peaceful village atmosphere

Set in a tree-lined leafy street of classic Victorian and Federation houses, with plenty of on-street parking. This neatly displayed period home stands solidly brick built and retains all of its original classic touches throughout its bright interior. This area could easily be expanded upon and reconfigured into a more contemporary open-space-plan, with perhaps an additional room. This impressive home, set so close to Sydney's CBD yet quiet and leafy, is sure to please and is move-in ready. Your personal design ideas can be implemented sometime down the track when you're comfortably settled in.

This family home presents:

- Classic Period cottage frontage with reception hallway, pendant lighting and solid timber floors throughout.
- Two generous bedrooms with robe, and a third bedroom which was once used as a dining room room and more recently as a Home Office with NBN.
- Features include high ornate ceilings, Victorian fireplace, Rose and fretwork, and sash windows
- Updated modern bathroom with shower, including Thermann gas hot water system. Separate laundry.
- Air Conditioned large family dining room and lounge room is open plan and flows onto a modern fitted gas kitchen in timeless white with stainless appliances and plenty of storage. Kitchen door leads out to a charming leafy courtyard/ garden which is hidden and private. A fantastic retreat in which to chat with friends whilst enjoying food and wine or sitting back in your own intimate space in fresh air with a cup of aromatic early morning coffee.
- Walk to the heart of Annandale Village and feel the buzz of the Booth Street Cafe scene. Or take the Beautiful water feature stroll down Whites Creek Valley Park to Federation Park on the bay. Slightly further on is the famous Sydney Fish Market. The Even, large playground, daycare facilities and schools are just around

**Listed By**

Richard Perry

Tina Fotopoulos



Listing Number: 3182149

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.