



14 Caledonian Street Bexley, NSW

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### A Character filled family residence on 665m2 of land

This charming federation home is brimming with character and full of potential. Boasting ample natural light, generous space and classic features, this residence offers a great lifestyle perfect for growing families or downsizers alike. Located in a sought-after location near local shops, transport, parks, and schools.

- The home features a sturdy double brick construction, elegant high ornate ceilings, and a beautifully restored front door with leadlight windows
- A formal living area at the front of the home and a casual open living and dining area at the rear perfect for entertaining or relaxing
- Spacious kitchen offering ample storage spaces, stainless steel appliances and a granite benchtops
- Four generously proportioned bedrooms, each equipped with built-in wardrobes and original polished floorboards
- Two bathrooms, main bathroom is equipped with both a bath and shower
- A separate internal laundry with access to the backyard

**Price:** SOLD \$2,355,000 | Ray Fadel

**Council Rates:** \$437.00 p/q

**Water Rates:** \$193.00 p/q



**Ray Fadel**

0413 177 739





The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only.  
This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.