



19 Waldron Street Sandringham, NSW



## Ultimate Location, Unlimited Potential

- Set on a 607sqm level, clear block of land, 12.19m x 50m approx
- Rear lane access from Waldron Lane provides entry to the remote lock-up garage
- The expansive backyard features stunning gardens, an undercover alfresco area, and a granny flat complete with a kitchen and bathroom
- The well-preserved interiors feature led-light windows, high ornate ceilings, and timber flooring
- Open kitchen and dining space feature a split air-conditioning unit, with a separate living area situated at the front of the home
- Spacious single-level design includes three sizable bedrooms, with the master featuring an ensuite bathroom
- The area also offers charming cafes, the Supabarn shopping centre, public transport options, excellent schools, and three waterfront clubs; convenience right at your doorstep

**Inspect:** Saturday, 9th November 2024 12:00 - 12:30  
Wednesday, 13th November 2024 12:00 - 12:30

**Auction:** 16/11/2024 12:15 pm

**Price:** AUCTION | Ray Fadel

**Council Rates:** \$683.00 p/q

**Water Rates:** \$172.00 p/q



**Ray Fadel**

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**Steven Azzi**

0410 333 112



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STONE



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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STONE



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.