



35A Halstead Street South Hurstville, NSW



A Spacious and Elegant Family Retreat

Experience the inviting charm of this meticulously designed family sanctuary, tailored to cater to individuals who value spacious living and hospitality. Located in the coveted South Hurstville neighbourhood, in close proximity to Quarry Reserve and Hurstville South public school, this residence exudes warmth and elegance. The sunlit interiors, expansive outdoor areas, and carefully curated layout combine to create a tranquil ambiance, promising a serene and comfortable living experience.

- Perfect for the growing family seeking a property in an outstanding location without compromising on size and space
- The home features two large and bright living areas on each floor, offering plenty of natural light and two bathrooms plus an additional W/C
- Open plan dining and kitchen features a walk-in pantry, a Dolce gas stove top, and a Fisher & Paykel dishwasher
- Four oversized bedrooms, each with built-in wardrobes, one with balcony access, while the master bedroom features a walk-in wardrobe and ensuite

Inspect:

Saturday, 9th November 2024 12:00 - 12:30

Price:

By Negotiation | Andre Levrault

Council Rates: \$421.00 p/q

Water Rates: \$156.00 p/q



Andre Levrault

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STONE

Ground Floor

Garage 3.7 x 4.2 M

Garage 3.0 x 5.8 M

Verandah 2.0 x 2.5 M

Storage 3.0 x 1.0 M

Living 4.0 x 5.2 M

Dining 5.0 x 3.2 M

Kitchen 3.1 x 3.5 M

Meals 3.8 x 5.2 M

Balcony 1.0 x 5.0 M

Balcony 6.0 x 2.8 M

Alfresco 5.0 x 4.5 M

Laundry 3.7 x 2.0 M

Storage 1.0 x 2.0 M (NOT IN POSITION)

The site plan shows a rectangular plot with a residence and two garages. The residence is a large central building with a hatched pattern. To its left are two smaller rectangular buildings, each labeled 'GARAGE'. To the right of the residence is a 'PATIO' area. The entire plot is surrounded by a green landscape with trees and a road on the left. A north arrow is located in the top right corner of the plan.

Floor plan of the first floor showing the following rooms and dimensions:

- Bedroom 3: 3.6 x 4.0 M
- Bedroom 2: 3.5 x 4.4 M
- Bedroom 4: 4.0 x 4.9 M
- Family: 4.0 x 2.6 M
- Void: 4.0 x 4.0 M
- Bath: 3.6 x 2.0 M
- Ensuite: 2.5 x 1.1 M
- Storage: 2.5 x 2.0 M
- WIR: 2.5 x 2.0 M
- Master Bedroom: 3.6 x 5.0 M
- Balcony: 4.3 x 1.3 M

The plan also includes a central staircase, several wardrobes (WIR), and a central storage area.



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. 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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South Hurstville



Ground Floor



First Floor



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