



89 Aberdare Road Aberdare, NSW 3 1 1 2

A home of beauty and charm

Modern functionality gracefully blends with original detailing to create a timeless family Period residence. This home exudes a relaxed ambiance with three double bedrooms, inviting living areas and a large yard offering room for kids to play as well as a raked alfresco domain. The expansive and versatile footprint of this home allows for easy conversion to ensuite from master bedroom or other internal alterations if desired. All of this is blessed by a stunning facade and lovely front verandah.

- Period appeal with deep tandem garage, attached carport and shed
- Refurbished kitchen with servery window and 900mm gas cooking
- Living room with combustion fire, air-con, sunroom + dining area
- Three double bedrooms with BIRs, plush carpets, new ceiling fans
- Family spa bathroom, versatile study, internal laundry w/ storage
- Undercover entertainment area merges with natural gas BBQ and zen garden
- Privately hidden from the road and situated on a 1,012sqm block
- Prized rear lane access, timber fretwork and high ceilings to the home

Price: \$425,000
Council Rates: \$443.00 p/q



Matthew Clarkson
 0456 791 524



(NOT IN POSITION)



SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in metres. Robes 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.

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STONE