



8/13 Pickford Avenue Eastwood, NSW



Spacious Garden Villa in Idyllic Eastwood Pocket

The pinnacle of convenient, spacious 256sqm living, this garden on title, single-level home presents a rare opportunity to embrace a comfortable, low-maintenance lifestyle within easy reach of Eastwood station, restaurants, shops, parks, and schools. Fantastically private, its bright, modern interiors fuse warmth and stylish design and beckon immediate family comfort. Ready to move in and enjoy, it's in the catchment for Denistone East Public and Epping Boys High.

- Open plan tiled lounge and dining areas with a/c flow to sunlit courtyard
- Freshly painted throughout, newly landscaped lawn and established garden
- Privacy of only a single common wall at garage and a corner villa position
- Bright, airy and semi-enclosed updated gas kitchen with plentiful storage
- Large, delightful bedrooms, two with built-in robes and r/c air con to master
- Bathroom features separate bath and shower, guest w/c to internal laundry
- Oversized auto LUG with access to secure yard, additional driveway parking
- Approx. 1.1km to Eastwood trains and village, 1min walk to MQ Centre buses

Price: Sold \$1,450,000
Council Rates: \$360.00 p/q
Water Rates: \$173.00 p/q
Strata Rates: \$1,170.00 p/q



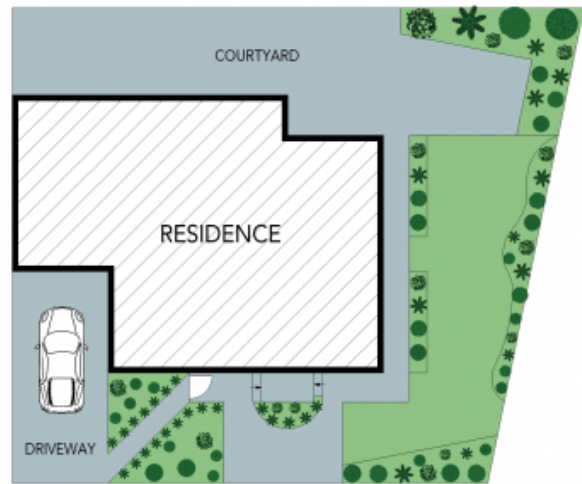
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SITE PLAN



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.