

STONE



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9 Morshead Avenue Carlingford, NSW



Blue chip Carlingford location on perfect level block

Charming in character and advantageously positioned, this private tree-lined cottage offers single level comfort in a popular family location - under 650m approx. strolling distance from Roselea Primary, St Gerard's and Carlingford High schools. Immaculate gardens, 739.8sqm land to be enjoyed now and with development potential (STCA), all make it a perfect opportunity for today, with options to invest or enhance tomorrow.

- Freshly painted interiors with timber-floor dining area and separate family lounge
- Well-equipped kitchen featuring a gas stove, good storage & preparation space
- Carpet to three bedrooms, two tiled family bathrooms, internal laundry, aircon
- Wide rear sun deck stepping onto meticulously manicured child-friendly lawns
- Gated in-ground swimming pool, established gardens, lock-up garage/workshop
- Set in a tightly-held enclave a convenient 500m approx. walk from local shops
- 2.7km approx. to North Rocks Shopping Centre and 1.8km to Carlingford Court
- Easy 270m approx. stroll to Beecroft/Epping and Parramatta-bound bus services

Price: Auction this Saturday 6:30pm

Council Rates: \$568.30 p/q

Water Rates: \$173.29 p/q



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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.