



85 Oakes Road Carlingford, NSW

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Secluded 1176sqm sanctuary with walking access to Murray Farm Public School

Discreetly distanced from the road on an immense 1176sqm parcel and hidden tree-lined grounds, this refreshed family original provides substantial living dimensions and a wealth of advantages from its exceptionally well-connected location. Updated paintwork and resurfaced, matte-finished hardwood floors bring a sense of fresh allure that's ready to enjoy, while its stellar position delivers M2 city buses, Carmen Drive shops and reserve all within an easy half a kilometre stroll.

- Introduced by an expansive and enclosed front deck for living/entertaining
- Large family lounge and dining room with a gas outlet, facing the front deck
- Neatly-presented traditional kitchen equipped with a freestanding oven/stove
- Four bedrooms, three with built-ins robes, plus ceiling fans to the larger two
- Family bath in original condition, complete with a separate bath and shower
- Split system air conditioning, laundry providing internal and rear yard access
- Rear garden shed, internal entry to a single lock-up garage plus front carport
- Extensive frontage offering ample space for additional off-street car parking

Auction: 25/05/2024 05:15 pm

Price: \$1,720,000

Council Rates: \$517.10 p/q

Water Rates: \$171.41 p/q



James Ramsay

0420 665 913



Danny Jing

0430 025 586



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.