

**70B Hay Street, Ashbury, NSW 2193**

**RICH&OLIVA**

**Duplex/Semi-detached For Sale**

Monday, 29 April 2024

70B Hay Street, Ashbury, NSW 2193

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 230 m2**

**Type:**

**Duplex/Semi-detached**



Marco Errichiello  
0414433318



Billy McAlees  
0421181677

## Auction

Auction Location: On Site This spacious semi-detached house boasts a charming interior with timber floors, high ceilings, and a full brick construction throughout. It's move-in ready, with much of the hard work already completed, making it a low-maintenance option in a prime location with potential for an upward extension. Upon entry, you'll find:

- Two bedrooms, including an oversized master bedroom, both featuring built-in wardrobes
- A modern bathroom with a separate bath and shower
- An open-plan living area with convenient access to the undercover parking
- A contemporary kitchen with plenty of bench space, a built-in dishwasher, and a low-maintenance backyard
- Ducted cooling and heating for the lounge/dining and bedrooms.

• Situated on 230 sqm approx. Nestled in a peaceful, tree-lined street surrounded by other high-quality homes, this property is just a short stroll away from Croydon Park Park, Lees Park tennis court, the Cooks River cycleway, and city bus lines. With a selection of schools nearby and only 11 km from the CBD, it's an ideal choice for a young family starting out or those looking to downsize.

Inspect: Saturdays @ 2:00 – 2:30pm  
Auction: Saturday 25th May @ 2:30pm