



80 Edenholme Road Wareemba, NSW



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## SOLD - Desirable, Convenient and Quiet

From a bygone era, this early 1900's character double fronted free standing home has been in the one family for over 60 years. It is now ready to be transformed into today's modern home by way of a restoration, a renovation or by building your brand new dream home (STCA). There are possible district views from a second storey.

**Price:** SOLD | Time Realty  
**Council Rates:** \$430.00 p/q  
**Water Rates:** \$180.00 p/q

All the lifestyle offerings of this popular and convenient suburb are there to be enjoyed which represents added value.

Currently the home comprises of 3 double bedrooms, a separate lounge room, a dining area adjoining a gas kitchen, a tidy bathroom plus the laundry with a second W.C.

A covered pergola leads to a generous north facing easy care yard plus side drive way access for parking. Original features include a high pressed metal ceiling, timber flooring plus a fireplace and mantelpiece.

It is a prized, quiet location within close proximity to highly reputable local and private schools.

Transport by City and Suburban buses is within walking distance. Alternatively catch the River cat from Abbotsford, Chiswick or Wolseley St wharves.

Wareemba Village, Abbotsfor...

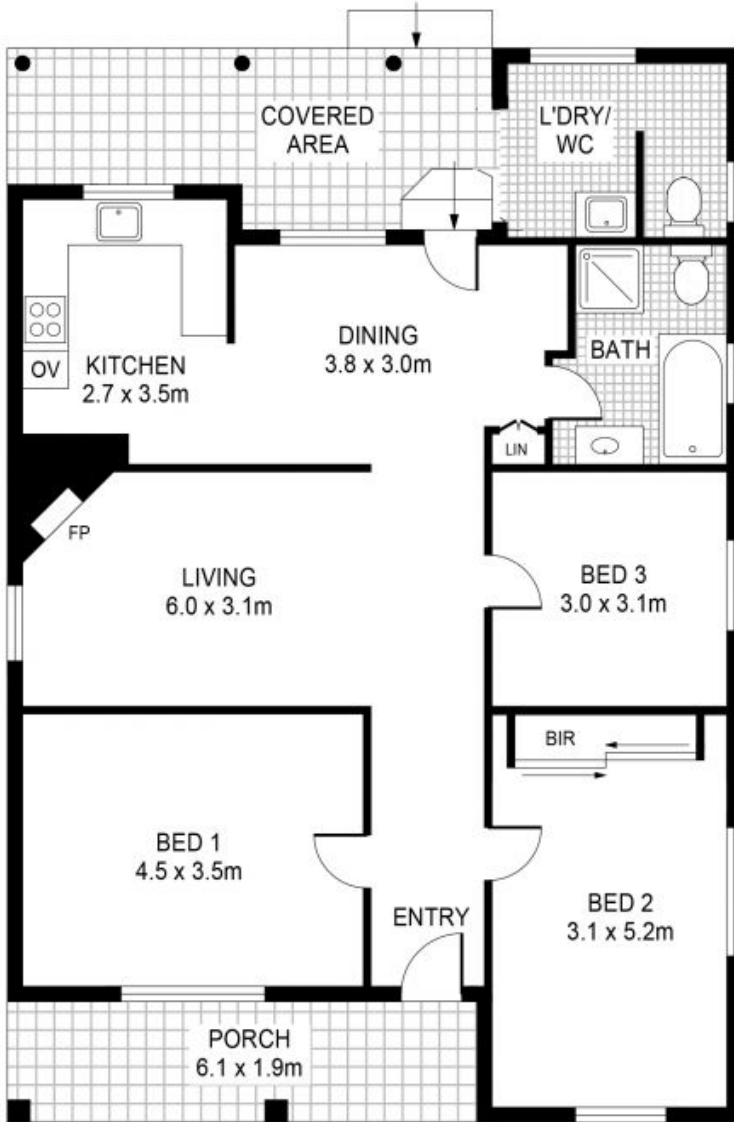
- An opportunity to restore, renovate or build your new home (STCA)
- Possible views from a 2nd storey, 3 bedrooms, separate lounge room
- Dining adjoins a gas kitchen, tidy bathroom, laundry with a 2nd W.C
- Covered pergola, generous Nth facing easy care yard, side drive way
- Capitalise on the position and convenience of this excellent location

**Jim Piper**

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**Time Realty**

9712 1188



SITE PALN



80 Edenholme Road  
**WAREEMBA**

EST. 1979  
**time**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.