



16 Mc Grath Avenue Five Dock, NSW



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## SOLD - Peaceful Bayside Living Dress Circle Location

Presented to the market for the first time in 70 years, this freestanding, full brick family home is set on a level 436sqm approx. portion of land & is just metres from the sparkling waters of Hen & Chicken Bay with its peaceful waterfront reserves.

All the lifestyle offerings of this popular & convenient suburb are there to be enjoyed & being such a premier location, it is an exceptional opportunity to either move in, renovate, build your dream home or add a second storey (STCA).

Currently the home comprises 2/3 double bedrooms, bright open plan living, study, a tidy kitchen with dishwasher, a neat bathroom plus an internal laundry. There are polished timber floor boards, high ceilings, a generous sunny rear yard as well as a carport & ample off street parking.

Added value is certainly represented by being centrally located so close to City & Suburban buses, highly reputable local schools, the River Cat, waterfront parklands, sporting facilities & the vibrant cosmopolitan hub of Five Dock shopping centre.

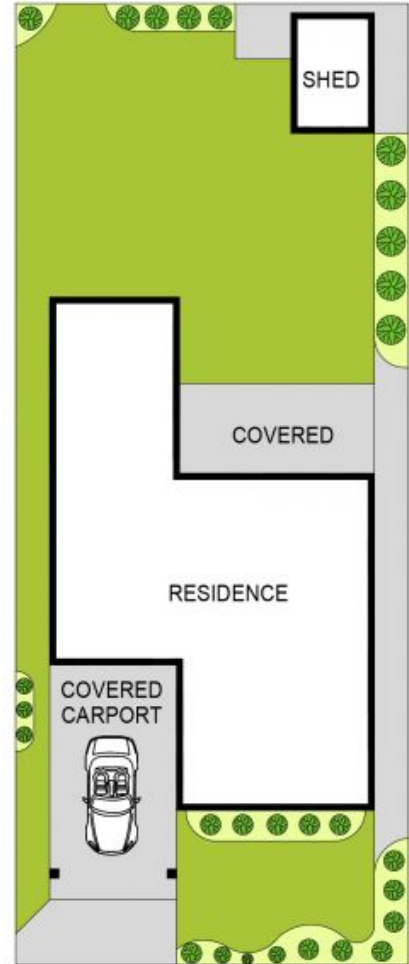
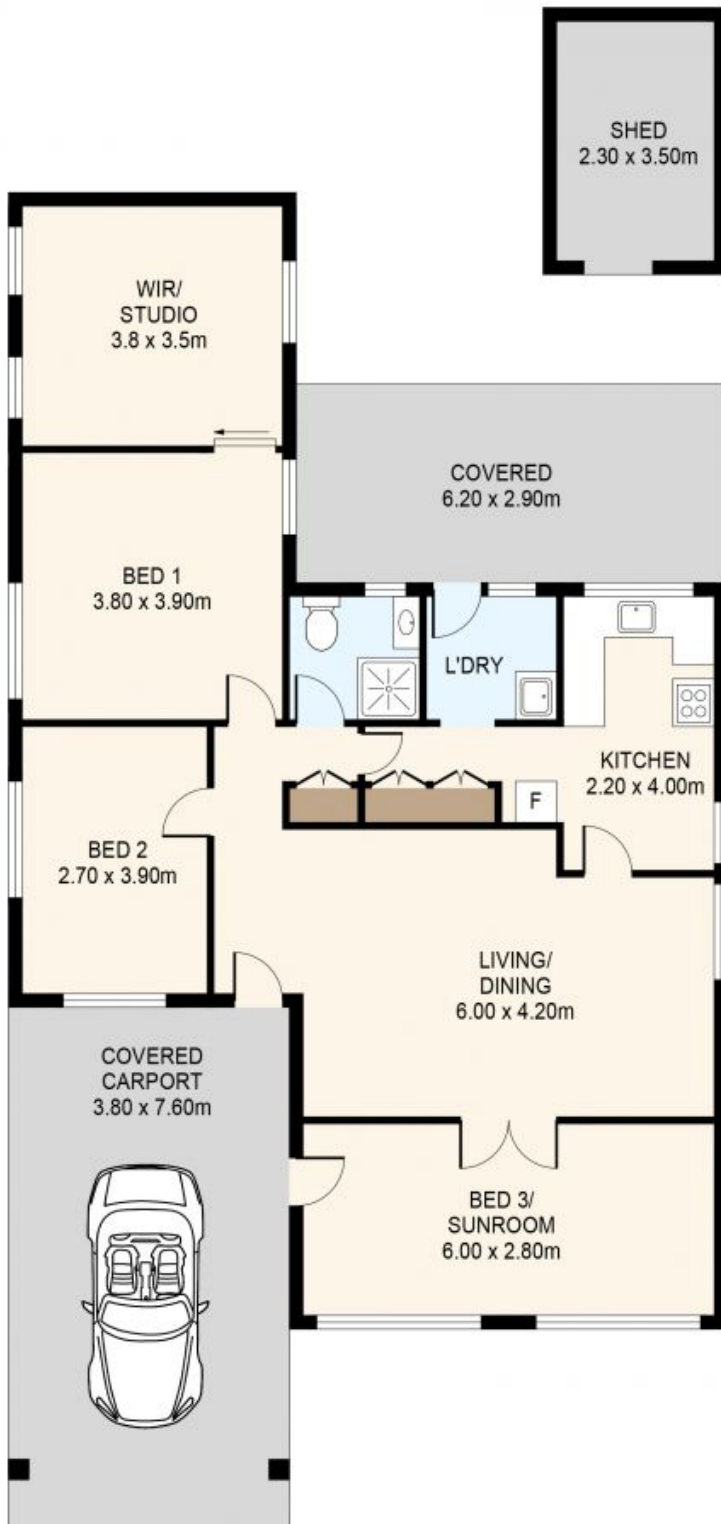
Just a short stroll also takes you to local cafes, restaurants, clubs, gymnasiums,...

- Solid full brick home, 2 - 3 double bedrooms, level 436sqm approx. portion of land
- Bright open living, polished timber floors, high ceilings, generous & sunny rear yard
- Either move in, renovate, build your dream home, or build a second storey (STCA)
- Stroll to peaceful waterfront parklands, ideal central location, close to all amenities
- Exceptional opportunity in such a prized position. Be quick & be ready for this one!

**Price:** SOLD | Time Realty  
**Council Rates:** \$425.00 p/q  
**Water Rates:** \$173.00 p/q

**Jim Piper**  
0417 018 161

**Time Realty**  
9712 1188



SITE PLAN  
(NOT TO SCALE)



16 McGrath Ave  
FIVE DOCK

EST. 1979  
**time**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.