



5/35-39 Regatta Road Canada Bay, NSW



## SOLD Prior to Auction - Private & Spacious Townhouse

Situated at the rear of a boutique block with manicured gardens and surprisingly low levies, this larger than average townhouse (approx. 223 sqm in total) offers an outstanding opportunity to both the home occupier and investor. Defined by a large open plan living area that flows effortlessly out to a huge L-shape leafy courtyard with 2 undercover patios, this home would be ideal for those who enjoy entertaining outdoors. Upstairs you will find 2 generously sized bedrooms with built-in wardrobes, a large main bathroom with separate toilet, new carpet and ducted air conditioning. A massive double lock up garage with plenty of space for extra storage perfectly complements the comfort and convenience this property has to offer.

**Price:** SOLD Prior to Auction  
**Council Rates:** \$266.00 p/q  
**Water Rates:** \$178.00 p/q  
**Strata Rates:** \$681.00 p/q

Nestled between both Five Dock and Concord's vibrant shopping villages with popular cafes & restaurants, while only a short trip to Burwood station, Westfield shopping centre and easy transport to the CBD. If you are looking for a comfortable quality home or ideal investment, then this should definitely be on your short list!

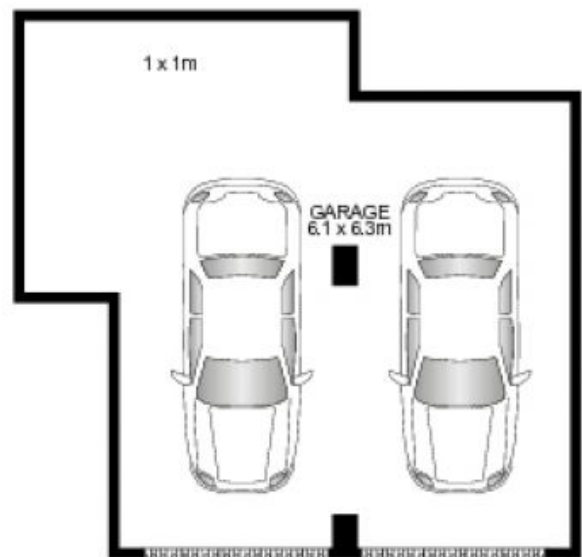
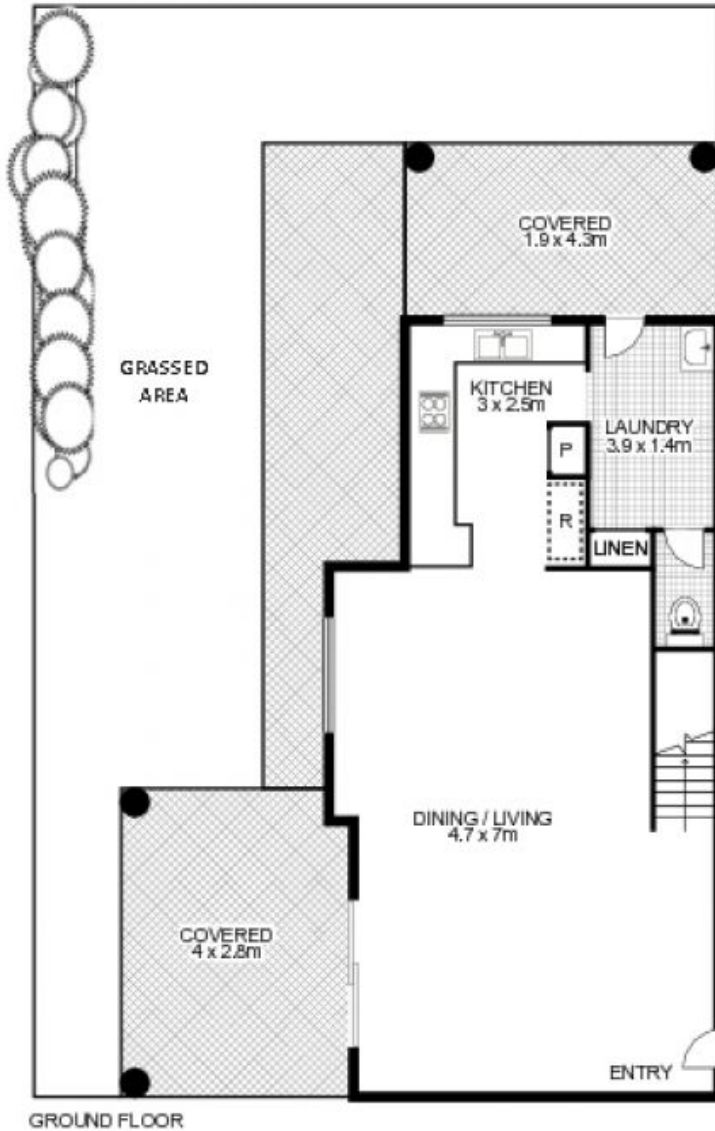
- 2 Large bedrooms with built-ins, huge DLUG with storage
- Huge 223 sqm, open plan living, 1.5 bath, ducted air-con
- Large leafy L-shaped courtyard with 2 undercover patios
- Boutique block with manicured gardens & low strata levies
- Close to all amenities incl. transport, shops, parks and Bay

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5/35-39 Regatta Road, CANADA BAY



**time**

This floor plan is intended as a guide only. Layout dimensions are approximate only. No representations or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries. Floor Plans by SURROUNDPIX.