



1 Kerin Avenue Five Dock, NSW



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## Eco-friendly Character Family Home

Winner of the Canada Bay Council's Sustainability Award in 2007 this well presented Californian bungalow is located within a short walk to the sparkling waters of Hen and 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 or build your dream home (STCA).

Currently the home comprises 3 double bedrooms, a bright open plan living area, a refurbished stainless steel gas kitchen with loads of bench space, a refurbished traditional style bathroom plus an internal laundry with a 2nd W.C. There is a sunny landscaped garden with an outdoor entertaining area as well as a wide side driveway (3 car parking) leading to an auto lockup garage.

Original features include polished timber floorboards throughout, high patterned ceilings, picture rails and lead lights. A rainwater tank (4500L approx.), 4.5kw approx. solar panels, solar water heating, 3 x r/c air conditioners plus 3 ceiling fans completes the picture.

Added value...

**Price:** SOLD | Time Realty  
**Council Rates:** \$425.00 p/q  
**Water Rates:** \$161.00 p/q

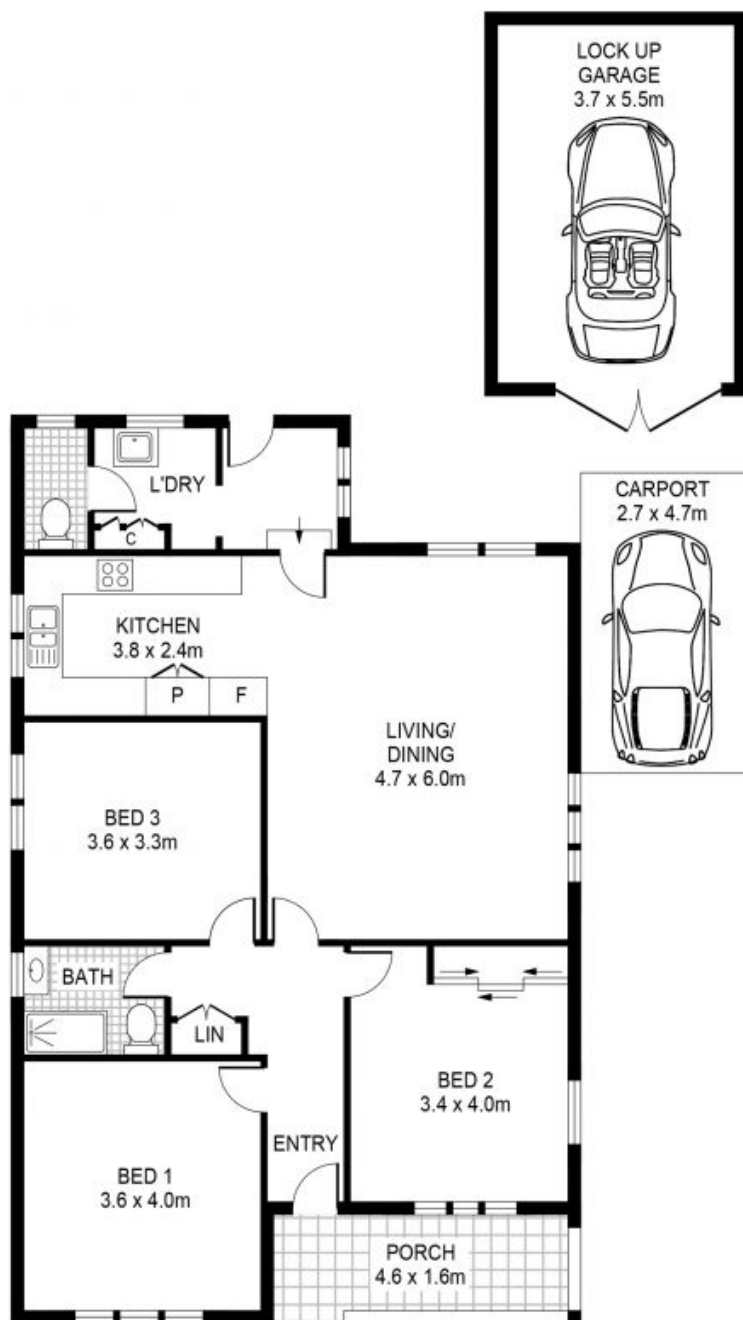
**Jim Piper**

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**Adam Scappatura**

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



SITE PLAN  
(NOT TO SCALE)



1 Kerin Avenue  
FIVE DOCK

EST — 1979  
time