



4/1a Erina Avenue Five Dock, NSW



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## SOLD - Impressive Villa

With its spacious design, this super rare Villa makes an ideal first home or downsizing opportunity. Situated in the heart of Five Dock, only moments from shops, transport and local parks.

Meticulously maintained, it boasts three bedrooms, two bedrooms with built-in robes and a large bathroom. The light-filled open living/dining area is complemented by a large eat-in kitchen.

Add to this a split-system air conditioning, full laundry, sunny entertainers' courtyard and an attached lock-up garage.

Positioned within an easy walk to Five Dock shopping village, restaurants, cafes, schools, Five Dock Park, bus stops and the highly anticipated metro station (under construction). This Villa ticks all the boxes and is sure to impress. Inspect today!

- Impressive & rare 3 bedroom Villa with LUG
- Large private paved entertainers' courtyard
- Open plan living/dining area, spacious kitchen
- All on one level and set in a private cul-de-sac
- Close to parks, shops, Bay Run and transport

\* All information in this document has been gathered from various third-party sources we believe to be reliable; however, we cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries.

**Price:** SOLD | Time Realty

**Council Rates:** \$364.00 p/q

**Water Rates:** \$159.00 p/q

**Strata Rates:** \$1,280.12 p/q

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