



23 Atkins Avenue Russell Lea, NSW

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## SOLD Prior to Auction - Introducing Your Dream Family Home!

Nestled in a tranquil Cul de sac, this charming 4-bedroom, 2-bathroom residence offers the perfect blend of comfort and convenience. Bathed in natural light, this sun-filled sanctuary is a haven for those seeking serenity and space.

**Price:** SOLD Prior to Auction | Time Realty  
**Council Rates:** \$431.00 p/q  
**Water Rates:** \$174.00 p/q

Step inside and discover a warm and inviting atmosphere. The original kitchen and bathroom, though classic in style, are immaculately maintained and fully functional, promising endless possibilities for your personal touch.

The heart of this home, however, lies in its lush and leafy rear garden, it provides a private oasis where you can relax, entertain, or simply bask in the beauty of nature.

Upstairs, a spacious bedroom serves as the ultimate parents' retreat, boasting sweeping district and water views. This versatile space can easily be transformed into a second living area, offering a peaceful escape to unwind and take in the scenery.

Located near local shops, public transport, and the picturesque bay, this property offers the best of both worlds ? tranquility and accessibility. It's not just a house; it's a lifestyle waiting to be embraced.

- Spacious 4 bed, 2 bathroom home, plenty of room for your family's comfort
- Original Charm, expansive functional floorplan ready for your personal touch
- Sunlit Interiors, district & water views from upstairs bedroom/parents' retreat
- Approx.14.8m frontage, leafy rear garden, lock up garage with internal access
- Ideal location, close to shops, schools, cafes, public transport, parks & the bay

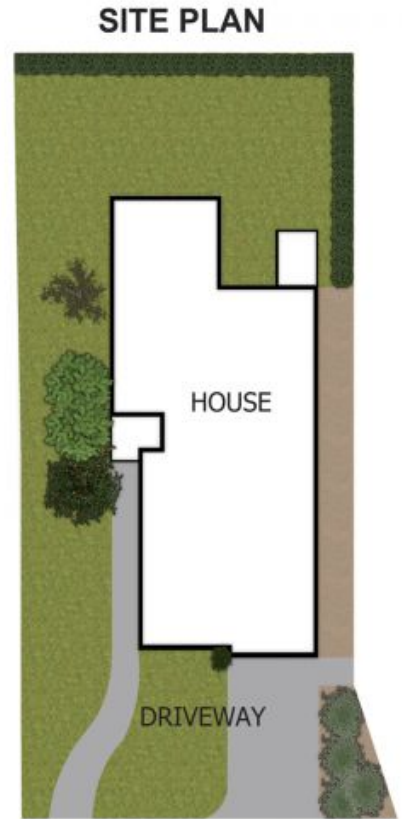
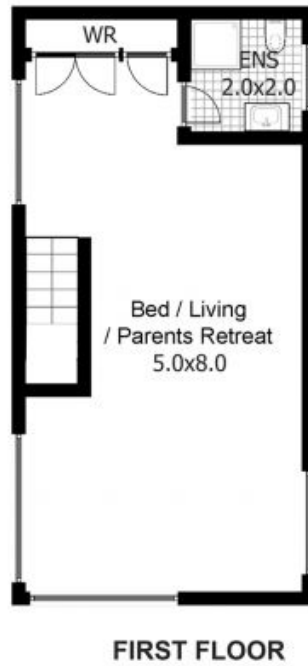
**Frank Settineri**

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**Adam Scappatura**

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



23 Atkins Ave  
RUSSELL LEA

EST — 1979  
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