

9 East Street, Russell Vale, NSW, 2517



House For Sale

Saturday, 23 November 2024

9 East Street, Russell Vale, NSW, 2517

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Greg Ellul

0242855999

Spacious Family Home with Endless Potential

Nestled in the heart of family-friendly Russell Vale, this expansive two-storey home offers the ultimate mountain-to-sea lifestyle, just minutes from pristine beaches, local schools, and vibrant cafés. With multiple living spaces, a flexible floorplan, and generous outdoor areas, it's a dream canvas for renovators to transform into their ideal family haven.

Key Features:

- 📍 **Expansive Living Spaces:** Multiple living areas on the ground floor include a formal lounge, dining room, sunroom, and family room, offering versatile options for families. One of these spaces can easily be converted into a fifth bedroom. This level also features a full bathroom, a separate guest WC, and a family-sized laundry.
- 📍 **Customisable Kitchen:** The kitchen area is a blank slate, ready for your personal design to make it the heart of the home.
- 📍 **Upstairs Retreat:** A spacious living room opens to expansive front and rear balconies, providing perfect spots to enjoy morning coffee or evening sunsets. The upper level also houses four bedrooms (three with built-in robes) and an additional bathroom.
- 📍 **Ample Storage & Parking:** Double garage with internal access, walk-in linen closet, under-stair storage, and more ensure plenty of space for all your belongings.
- 📍 **Outdoor Potential:** The large front and rear gardens offer endless possibilities for outdoor entertaining, play areas, or even the addition of an inground pool.
- 📍 **Prime Location:** Situated on a near-level 689 sqm block, the property is just a 2-minute walk to Russell Vale Pre-School, a 12-minute walk to Russell Vale Public School, and within close proximity to Woonona High School and Holy Spirit College.

This solid and spacious home blends flexibility with opportunity, inviting you to create your dream lifestyle. With stunning beaches, scenic walking trails, Russell Vale Golf Club, and top-rated schools all nearby, it promises an unbeatable combination of convenience and lifestyle appeal.

Important Numbers:

Council Rates \$687 per quarter
Water Rates \$178 per quarter
Rental Estimate \$875 per week
Land Size 689sqm

*This advertising has been prepared by MMJ Real Estate (MMJ) for the purpose of advertising and general information only. MMJ do not guarantee, represent, or warrant that the information contained in this advertising is correct. Any interest party should undertake their own inquiries as to the accuracy of the information published.