



**17 Hardiman Street, Woody Point**



## Renovated Character Home Plus Granny Flat

Positioned East of Oxley Avenue and just 200 meters to the water, this one is a rare gem – much more than expected! The current owners have meticulously maintained the property for the past 30 years and will be sad to leave. Every tiny detail has been considered to make this a modern and comfortable home to enjoy, while still being sympathetic to the classic and appealing original character. The property sits on an elevated and fully fenced 405sqm block and boast a lovely spacious home plus a detached, self-contained granny flat. The owners have put considerable time, attention, and thought into the home and it is a lovely place to be. The granny flat was purpose built for an elderly family member who sadly never got the opportunity to use it. As a result, despite being built in 2019, it is still brand new. If you are looking for the perfect home to live in while an elderly family member or independent child lives out the back this is perfect. Alternatively, the rear property provides an excellent opportunity for dual income or the home business.

The Main Home boast:

- Welcoming, North facing, front entry porch.
- Lovely, polished timber floors and high ceilings.
- Formal lounge/family room. This space leads to the front deck and adjoins the dining and kitchen.
- Well-appointed modern timber kitchen with a dishwasher, electric wall oven, ceramic cooktop, rangehood, large pantry and double basin sink.
- Dining room beside the kitchen.
- The home currently has 3 bedrooms. The master bedroom is spacious and was originally 2 separate bedrooms. There is the option here to keep it as it is - or alternatively make the main house 4 bedrooms if required. There are built in robes, ceiling fans and reverse cycle air conditioners in the bedrooms.

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**Price** SOLD for \$907,500  
**Property Type** Residential  
**Property ID** 2001  
**Land Area** 405 m2

### Agent Details

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### Office Details

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- Bathroom with shower, large vanity basin with storage and a toilet.
- 2nd toilet sits in a powder room accessed via the deck.
- Internal laundry with great storage and direct access to the outdoors.
- Covered outdoor entertainment deck.

The Detached Granny Flat Boast:

- Plantation shutters on the windows and doors.
- Open plan lounge kitchen and dining room. This space is light, bright, and boast a reverse cycle air conditioner and ceiling fan.
- Modern kitchen with decent storage and practical bench space. There is an electric under bench oven, ceramic cooktop and a rangehood vented to the outdoors.
- Modern bathroom with a walk-in shower, large vanity basin and toilet.
- 1 bedroom with a built-in robe and ceiling fan.

Extras Include:

- 1 car carport behind secure fencing.
- Security screens on the windows and doors in both dwellings.
- Landscaped gardens surround the dwellings and provide good separation between the two homes.
- 2 Water tanks and 2 lockup garden sheds.

On your doorstep here is not only the beach (Scott's Point) but also kilometers of walking and cycling tracks, parklands, shopping, restaurants, cafes', weekend markets, schools, and public transport.

My vendors are ready for a new challenge and an adventure down south and welcome all serious offers. This is a unique opportunity. The home is classy, cute, and cosy and presents the perfect opportunity for a clever property buyer in a great lifestyle community in an area of rapid regeneration and gentrification and solid capital growth.

\* All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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