



## 1 Gainford Avenue MATRAVILLE NSW

4 3 4

Displaying a wonderfully generous design with effortless indoor/outdoor flow, this stylish modern residence offers superb versatility for relaxed family living. Situated in a quiet pocket, the home is set within a short walk to local shops, schools and express transport to Sydney CBD.

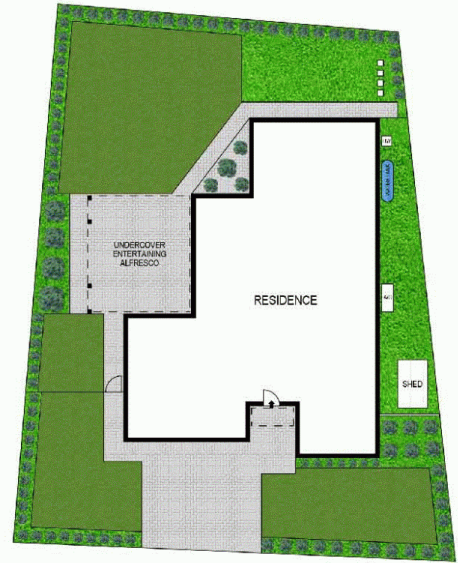
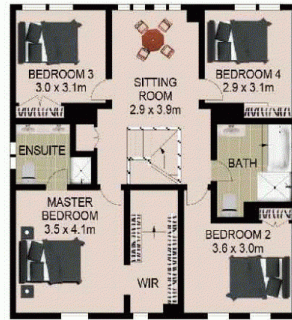
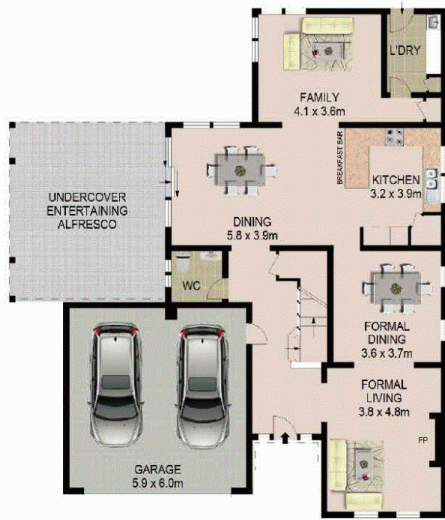
**Land Size** : 531 sqm  
**View** : <https://www.agentsandco.com.au/sale/nsw/eastern-suburbs/matraville/residential/house/6767575>

### Features:

- Formal and casual living and dining areas, floorboards throughout
- Chefs kitchen with gas cooking, breakfast bar, ample bench space
- Upper level includes four bedrooms with built in robes, plush carpet
- Luxurious bathroom, plus ensuite in main bedroom, W/C downstairs
- Undercover alfresco entertaining area leading to



**Nick Papas**  
02 9314 2100



SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 71235



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