# \$379,900 - 53 Phyllis Avenue, Chatham

MLS® #25013877

### \$379,900

3 Bedroom, 2.00 Bathroom, Single Family on 0.00 Acres

N/A, Chatham, Ontario

Welcome to 53 Phyllis Ave â€" Bursting with Character & Potential! Nestled in one of Chatham's most sought-after neighbourhoods, this 3-bedroom, 1.5-bathroom gem offers timeless charm with room to make it your own. Featuring a rare bonus family room with a cozy natural stone fireplace, this home blends warmth and functionality with ease. The spacious backyard is perfect for entertaining, complete with interlocking patio stones in the recreational area and a partially fenced yard ideal for pets or play. A detached garage with access via the rear alley adds convenience and value. Enjoy being steps from local parks, schools, and Chatham's vibrant downtown core. Whether you're a first-time buyer or a savvy investor, this property offers loads of potential. Call today to #lovewhereyoulive (id:6289)

Built in 1946

#### **Essential Information**

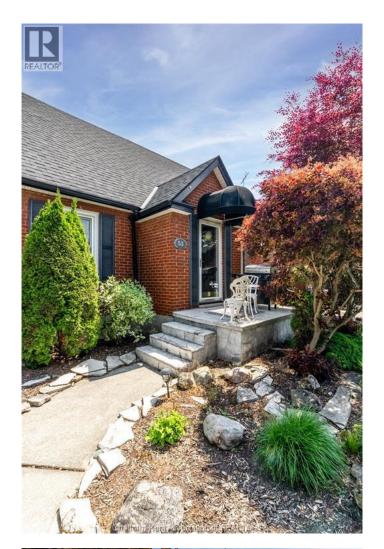
Listing # 25013877
Price \$379,900

Bedrooms 3
Bathrooms 2.00

Half Baths 1

Acres 0.00 Year Built 1946

Type Single Family





Sub-Type Freehold

# **Community Information**

Address 53 Phyllis Avenue

Subdivision N/A

City Chatham
Province Ontario
Postal Code N7M3C3

#### **Amenities**

Features Paved driveway

Parking Detached Garage, Garage

# of Garages 2

#### Interior

Appliances Dishwasher, Refrigerator, Stove

Heating Natural gas Forced air

Fireplace Yes # of Stories 2

#### **Exterior**

Exterior Brick

Exterior Features Landscaped

Lot Description 40 X 130 / 0.12 AC|under 1/4 acre

Foundation Block, Concrete

## **Listing Details**

Listing Office REALTY CONNECTS INC.





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