



## SOLD BY TIM - 0417 015 800

A superb opportunity on offer awaiting an astute buyer looking to renovate or rebuild, this traditional home presents exciting future potential (STCA).

Set on a sprawling 719sqm parcel of land, the original 2 bedroom cladded home offers generous sized bedrooms, natural light filled lounge and dining room with reverse cycle air conditioning, modern timber kitchen with electric cooking appliances flowing onto meals/family room.

Other great Attributes include:

- Potential to invest, renovate or duplex development (STCA)
- An impressive total of 719.8m2 of land 15.24m x 47.23m
- Detached granny flat
- Carport & ample off street parking
- Short drive to access all of Sydney via M5 Motorway

All located only minutes walk to Local Shops, East Hills Primary & Secondary schools, East Hills Train Station & the waters edge of the picturesque Georges River.

Contact Tim Mutton on 0417 015 800 for more information and inspection times 7 days a week.

(Disclaimer - 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 enquires).

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|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 106         |
| <b>Land Area</b>     | 719 m2      |

### AGENT DETAILS

Tim Mutton - 0417 015 800

### OFFICE DETAILS

Panania  
0297720277

**tim**mutton  
estate agents

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.