

**1-3 Valda Avenue, Arncliffe, NSW 2205**



**Sold House**

Saturday, 3 February 2024

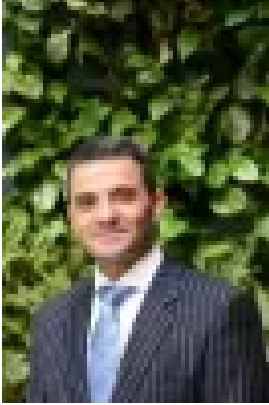
1-3 Valda Avenue, Arncliffe, NSW 2205

**Bedrooms: 2**

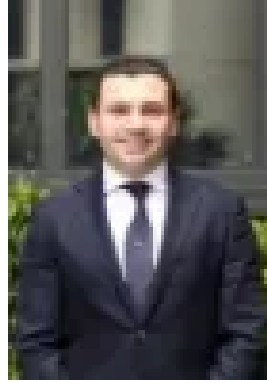
**Bathrooms: 1**

**Area: 625 m2**

**Type: House**



Rami Abdallah  
0295977372



Stefan Bujak  
0295977372

**\$2,520,000**

We are excited to offer you a selection of two beautiful semi-attached houses, each with 2 bedrooms, situated in a prime location that offers the best of both worlds - peaceful living and easy access to all the amenities you need. Both houses boast spacious and light-filled interiors, designed to cater to your modern living needs. The well-proportioned living areas provide ample space for relaxation, while the kitchen and dining areas offer a perfect setting for entertaining family and friends. The bedrooms are generously sized with the master bedrooms featuring built-in wardrobes, providing you with plenty of storage space. Step outside and be greeted by an inviting outdoor space that offers a perfect setting for barbecues, family gatherings or simply soaking up the sunshine. The low-maintenance gardens are landscaped to perfection and offer a private oasis that you can call your own. Located in a highly sought-after area, these properties are within easy reach of local schools, shops, cafes, and restaurants. You'll have everything you need right on your doorstep, with excellent transport links providing easy access to the CBD and beyond. Don't miss out on this rare opportunity to secure a beautiful home in a prime location. Contact us today to arrange a viewing and experience the true meaning of convenient living.

- + Affluent socio-economic area the subject site is currently comprised of two (2) adjoining residential properties across two titles.
- + Prominent corner location
- + 1km to Sydney Airport
- + Potential Airport and Botany Bay views
- + Level land 635\* square metres
- + Zoned "R4 High Density Residential"
- + FSR 2.2:1
- + Height Limit 26.5 metres
- + North East aspect development opportunity
- + 950m to Wolli Creek Station and 15mins to Sydney CBD
- + Two adjoining properties to be sold in one line or individually ideal for investors