

**118 Simmat Avenue, Condell Park, NSW 2200**



**Sold House**

Saturday, 28 October 2023

118 Simmat Avenue, Condell Park, NSW 2200

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 986 m<sup>2</sup>**

**Type: House**



Michael Hassen  
0417700300

**\$1,450,000**

An exciting chance to add value and capitalise, this single level home offers immense potential for modern duplex redevelopment (STCA). It's on a 986sqm block with 15.2 metre frontage, a walk to Condell Park Shopping Centre, with Bankstown Central nearby. Scope to knockdown, rebuild and redevelop into a duplex (STCA)- Existing dwelling offers flexibility to rent out or occupy- Original interiors with fireplace and high ornate ceilings- Flowing living and dining zones plus separate family area- Covered porch spills onto expansive sun drenched backyard- Original kitchen and accommodation of three sizeable bedrooms- Self-contained studio/granny flat complete with kitchenette- Full bathroom, fans plus wide driveway parking for seven cars- Mere footsteps to buses, Club Condell Park and playing fields- Minutes to Bankstown Hospital, easy access to the M5 Motorway