

# 12 Samoa Avenue, Picnic Point, NSW 2213



## House For Sale

Monday, 30 October 2023

12 Samoa Avenue, Picnic Point, NSW 2213

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 556 m2**

**Type: House**



Paul Davis

0297922799

## **AUCTION THIS SATURDAY AT 10.45AM**

This single level home offers a huge amount of space and oozes potential for investors and families with the potential to build their dream home or duplex. Highlights- Immaculate single level home accommodating five bedrooms- Rear bedrooms can be used as a study, home office, family room etc- Open plan living and dining area with an additional front living area on entry- Neat and tidy kitchen with storage- Main bathroom with separate toilet- Additional bathroom with shower only- Abundance of natural light throughout- Outdoor entertainment area overlooking the rear yard- Drive thru access to rear allowing for multiple cars in garage- Bonus two driveways which is perfect for extra cars, boats, trailer etc- Potential duplex site, subject to council approval- Perfect for further extension or granny flat, subject to council approval- Popular Picnic Point location- Walking distance to Lambeth Reserve, Boardwalk and The Shop Café Additional- 556sqm of parcel land- 15.2m frontage- North facing- High ceilings throughout- Child friendly rear yard- Internal laundry- Two sheds at rear Contact Paul Davis | 0433 941 856 | Available 7 Days