

**132 The Boulevarde, Wiley Park, NSW 2195**



**House For Sale**

Tuesday, 27 February 2024

132 The Boulevarde, Wiley Park, NSW 2195

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 512 m2**

**Type: House**



Alvin Li

0421739020

## **Auction Unless Sold Prior**

Set in one of Wiley Park's most desirable locations, close to shops and train stations, this immaculately presented full brick residence is crafted for family living. Proudly occupying a vast 512 sqm parcel of land, the home has been lovingly maintained and ready for the next family to move into. First time offered in 52 years, it boasts a large undercover outdoor entertaining area that has hosted countless memorable celebrations. The premier north facing block is a short 300 meters distance to Wiley Park train station, shop, schools, parks and easy car access to the city. The sun drenched fronted verandah opens to reveal a spacious floor plan with high ceilings and ornate cornices creating a sanctuary of undeniable appeal. Featuring 4 generous bedrooms and a large separate lounge with air conditioning. A well-appointed floor to ceiling tiled bathroom. A large dining and kitchen area with timber cabinets and breakfast bar, good quality electric appliances that would be great for families that love to entertain. A entertainers undercover outdoor area. A large laundry with extra shower and separate toilet. Side driveway with large iron gates offer security and off street parking for several cars and a lock up garage. A great back yard with enough space for the possibility of building a granny flat. Frontage 13.773 meters Please contact Alvin Li on 04217 39020 for private inspection or open inspection on 11:00am -11:30am