

17 Charmer Crescent, Minchinbury, NSW 2770

Sold House

Thursday, 4 April 2024



17 Charmer Crescent, Minchinbury, NSW 2770

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 600 m2

Type: House



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\$980,000

This highly sought-after Minchinbury pocket hardly ever offers such a premium opportunity combining spacious proportions, large land size and vast untapped potential. Set on an extra-wide 16m rectangular allotment of 602sqm, this well-maintained brick-veneer home is now on the market for the first time in over 43 years and is ready for a creative renovation or a complete rethink to take full advantage of its great location. It is presented in solid and comfortable order and enjoys a quiet street setting that's less than 750m to local amenities on Minchin Drive, and just a few minutes away from sporting facilities, parklands and Minchinbury Public School. Generously sized blocks in this area are becoming very rare and offer enormous scope for fortunate purchasers to add tremendous value in this fantastic neighbourhood. Property highlights:-
• A large single-level layout featuring generous living and dining areas
• Three great-sized bedrooms plus an extra sunroom/ living room at the rear
• Spacious and private backyard with a large covered entertainment patio
• Massive triple garage at the rear includes storage space and a shower
• The garage also has a storeroom/teen retreat ideal for a granny flat (STCA)
• A well-equipped gas kitchen, separate laundry and a full main bathroom
• Alarm security, split-system air-conditioning plus a cosy wood fire heater
• Off street parking for an additional six vehicles, boat or a caravan
• Wide frontage, scope for subdivision and duplex development (STCA)
• Potential for an update, extension or complete knockdown/rebuild (STCA)
• Rear massive garage great for a work from home or great to store all your stock and equipment if you are a trades person
• All Inspections by Appointment only - Council Rates \$360 Per Quarter Approximately- Water Rates \$200 Per Quarter Approximately
• Contact Ray on 0416 385 400 to book a private inspection
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