

**18 Pozieres Avenue, Milperra, NSW 2214**



**Sold House**

Thursday, 4 April 2024

18 Pozieres Avenue, Milperra, NSW 2214

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 575 m2**

**Type: House**



Stan Medanic

**\$1,250,000**

Pretty as a picture and positioned perfectly with all local amenities at your doorstep is what makes this property a great first home. Immaculately kept and looked after by a fastidious owner means that you can just move your furniture in and start enjoying the home. With a nice open plan feel, spacious bedrooms (2 with built-in wardrobes), multiple outdoor alfresco entertaining areas and covered parking for 3 vehicles plus driveway access (perfect for tradies) it really does tick all of the boxes. Situated on a 575m<sup>2</sup> block with an extra wide frontage of 19.863m gives you the potential for future development (subject to council approval). HIGHLIGHTS- 3 Bedrooms- modern bathroom- kitchen with dishwasher- split system air conditioning- 2 under cover outdoor entertaining areas- garage plus 2 carports- brick veneer construction- land size 575m<sup>2</sup>- land dimensions 19.863m/14.376m x 33.68m/34.125m- potential duplex site (subject to council approval) Council rates \$504.00 Water rates \$171.41