

**2 James Street, Punchbowl, NSW 2196**



**House For Sale**

Wednesday, 29 May 2024

2 James Street, Punchbowl, NSW 2196

**Bedrooms: 6**

**Bathrooms: 4**

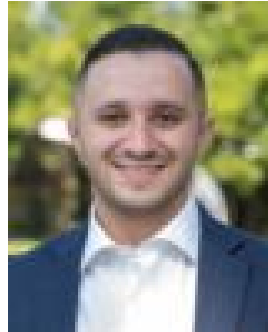
**Parkings: 3**

**Area: 904 m2**

**Type: House**



Mark Saleh  
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## Price guide \$1,200,000

Offering a unique and highly adaptable layout with various living configurations, this six-bedroom home resides on a vast 904.2sqm block and generates consistent and appealing rental yield. The property, suitable for either commercial or residential use, features an array of lounge areas, three kitchens and in/outdoor living spaces. Elegantly finished with smart modern inclusions, it is conveniently located just 1.6km from Punchbowl Station.- Rare opportunity to attain a modern residential home that can be commercially utilised- Sprawling corner block unfolds over 904.2sqm, nestled within a high-growth suburb- Open living/dining area surrounds the kitchen, fully contained studio off the kitchen- First floor offers a second living and family area with an additional galley-style kitchen- Open-air terrace and adjoining garden provide a private setting to unwind or gather- All modern kitchens are appointed with stainless steel gas appliances and dishwashers- Total of six bedrooms fitted with built-in wardrobes, two have access to private balconies- Master with ensuite and a walk-in, full bathroom, ducted air-conditioning, solar panels- Single lock-up garage in addition to plenty of vehicle parking- Easy 750m walk from Punchbowl Park, Bankstown South Infants School and local shopsDISCLAIMER: While PACE Property Agents have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. PACE Property Agents urges prospective purchasers to make their own inquiries to verify the information contained herein.