

**2 Mumford Road, Cabramatta West, NSW 2166**



**House For Sale**

Tuesday, 23 April 2024

2 Mumford Road, Cabramatta West, NSW 2166

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 625 m2**

**Type: House**



Mathew Bell  
0409241419

## **Auction**

This home has been much loved and in the family since 1960. Sitting on a corner 625.9m<sup>2</sup> block of land it has plenty of potential. Featuring three bedrooms, a renovated bathroom, side access to a single garage, it opens to the possibility to knock down and rebuild, renovate and stay or the addition of a Granny Flat to give a dual income (STCA.) Within a few minutes drive to shops, schools and Cabramatta, it is one you're going to have to come and see. . Queen sized master bedroom . Two more double sized bedrooms, one with a built in robe . Bathroom has been renovated to suit an elderly person or someone with a disability, it has floor to ceiling tiles, safety rails, shower, vanity and toilet . An original condition kitchen with a four burner gas stove . Loungeroom at the front with dining room off the kitchen . Internal laundry with door to the yard . A single lock up garage with access from Alinga Street . 625.9m<sup>2</sup> corner block of land with a 15.51m frontage, 29.06m depth and zoned R2. . A 5 minute drive to three schools and Cabramatta station . A 5 minute walk to Cabramatta Golf Club and Cabramatta West Public School . 10 minutes drive to Liverpool and Fairfield . Auction on site, Saturday 18th May 2024 at 3:00pm, registrations will be from 2:30pm.