

# 2 Sewell Avenue, Padstow Heights, NSW 2211

## House For Sale

Wednesday, 22 November 2023



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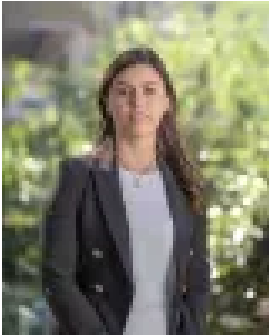
**Bedrooms: 4**

**Bathrooms: 1**

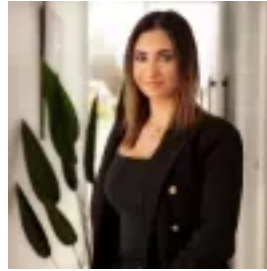
**Parkings: 3**

**Area: 695 m2**

**Type: House**



Abir Eddine  
0297711177



Jennifer Challita  
0297711177

## **Buyers Guide: \$1,250,000**

Red Carpet Event | Wednesday, 13th December at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm. Occupying a superb position on a 695.6 sqm level parcel complete with an impressive 15.24m street frontage, this classic single level residence offers a premier opportunity for enhancement or development into a pair of ultra contemporary duplexes, subject to council approval. Opening at the rear to the stunning natural bushland of Roma Reserve and oriented to capture the sunlight of a prime northern perspective, there is a large child-friendly garden, single carport, side access and ample off street parking. A chance to rejuvenate an original residence or a blank canvas on which to build your future dream home, it is just 370m to Padstow Heights Public School, 2.15km to Picnic Point High School and 8 minute drive to Padstow station. Features include:- Enjoying a premier position on a sunny 695.6sqm level parcel- Property complete with an impressive 15.24m street frontage- Incredible scope for enhancement or development, STCA- Potential to recreate as designer duplexes with permission- Opening at rear to the natural bushland of Roma Reserve- Capturing the natural light of a desirable northern aspect- Well positioned just 370m to Padstow Heights Public School- 2.15km to Picnic Point High School, 8 min drive to Padstow station Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.