

**20 Insignia Street, Sadleir, NSW 2168**

**Raine&Horne.**

**House For Sale**

Monday, 27 November 2023

20 Insignia Street, Sadleir, NSW 2168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 575 m2**

**Type: House**



Sam Ruisi

0297251445



Aldo Ianni

0433644566

## Buyer's Guide: \$650,000

Occupying a north facing 575sqm block, this single level brick home provides an exceptional opportunity for both families and investors. Neatly presented throughout, this home is ready to enjoy as is, while offering an abundance of potential to add further value or personalise. Complete with wide side access and a generous backyard, there is plenty of space for a future extension or a second dwelling if desired (STCA). Perfectly positioned for family living, the home is just metres from Sadlier Public School and buses, with Liverpool CBD less than 10 minutes drive away.

- Functional layout with defined living and dining spaces
- Three bedrooms, two feature built-in wardrobes
- Kitchen has gas cooktop and stone benchtops
- Timber flooring, ceiling fans, bright neutral tones
- Internal laundry, single carport, workshop and shed

Handy to Edwin Wheeler Reserve and Miller Central

Council Rates: \$446 per quarter (approx) Water Rates: 173.29 per quarter (approx)

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.