

**22 Brisbane Water Road, Adamstown, NSW 2289**

Robinson

**House For Sale**

Wednesday, 22 November 2023

22 Brisbane Water Road, Adamstown, NSW 2289

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 663 m2**

**Type: House**



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**\$850,000-\$890,000**

Positioned on a 663.9sqm block, this four bedroom home exudes a comfortable and well-loved charm, and while it's perfectly cosy and ready to live in, if you're envisioning a modern transformation, this canvas is yours to shape. Step inside, and you'll discover an open plan lounge and dining area, original kitchen and bathroom spaces, and a north facing sunroom. With a touch of style and a dash of flair, along with some well-thought-out updates, this home possesses the potential to become a true family gem, while its R3 Medium Density zoning and approximate 13.41m frontage offers development potential (STCA). With its backyard opening directly onto the Fernleigh Track – a 15km shared pathway to Belmont that's fantastic for walking or cycling, and a location that's literally a hop, skip and a jump to St. Pius X school and Westfield Kotara, there's no denying the convenience of this address for families. Beaches, Glenrock, and shopping and dining, it's all effortless from here.

663.9sqm block with R3 zoning and approx. dimensions of 13.41m/13.61m X 48.82m/50.29m

- Single level layout above the laundry, workshop and under house storage
- Open plan lounge and dining with timber floors
- Original kitchen with electric hob and oven
- Four carpeted bedrooms served by original shower bathroom
- Driveway parking, gently sloping fenced yard with direct access to Fernleigh Track
- Zoning Adamstown Public, Kotara High, moments to St Pius X and St Columba's
- 1km to Adamstown Station, 5km/7mins to The Junction, 7km/10mins to Merewether Beach
- Proven rental history, recently returning \$570pw, available with vacant possession