

**23 Blair Avenue, East Hills, NSW 2213**



**House For Sale**

Friday, 24 May 2024

23 Blair Avenue, East Hills, NSW 2213

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Victoria LIU  
0295999933



Phillip Yuan XIE  
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## Price Guide \$1.35m - \$1.4m | Victoria Liu

Offering a prime corner position with duplex site potential (STCA) with frontage to two streets. This corner position house is set on a 670 sqm approx with 21.33 m frontage, next to a charming park with a children's playground. Located a quiet and popular street, it's close to East Hills Public School, primary and high school, Smith Park, and within walking distance to East Hills and Panania Stations. Perfectly positioned for a growing family. Key Features:

- Combined lounge and dining area providing a versatile living space.
- Eat-in kitchen with gas cooking and ample storage
- Three comfortable size bedrooms
- Bathroom with combine shower and bathtub.
- Large private backyard perfect for outdoor activities, gardening
- Lock-up garage and additional workshop.
- Potential to build duplexes (STCA), excellent investment opportunity for developers.

This property offers endless possibilities for both homeowners and investors. Enjoy the convenience of a prime location with easy access to schools, parks, and public transport. Ready to live in or rent out now and develop later. Don't miss out on the chance to secure this versatile and promising property.