

23 Emery Avenue, Yagoona, NSW 2199

House For Sale

Tuesday, 20 February 2024



23 Emery Avenue, Yagoona, NSW 2199

Bedrooms: 5

Bathrooms: 4

Parkings: 6

Area: 569 m2

Type: House



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AUCTION

Creating a high-yield investment, dual-income prospect or home base, this house and granny flat duo unfold over a 569.1sqm block with 18.29m frontage offering duplex site potential subject to council approval. Exceptionally updated and presented, both dwellings ensure a comfortable environment enhanced with timber floors, highlight windows and quality fixtures and is wonderfully located within a short stroll of Graf Park. - Vast 569.1sqm block with 18.29m frontage holds duplex potential (STCA)- Modern three-bedroom home plus a separate two-bedroom granny flat - Primary home offers an extensive lounge with access to the front verandah- Distinct kitchen/dining space, kitchen offers stainless steel gas appliances- Seamless access to a pergola-covered timber deck with ceiling fans/blinds- Three good-sized bedrooms with built-in wardrobes, stylish main bathroom- Granny flat creates a fantastic option for those seeking additional income- Stylishly appointed space with a gas kitchen, two beds and a bathroom- Large double tandem carport in addition to plenty of off-street parking- Located 1.6km from Yagoona Station, shopping centres and quality schoolsDISCLAIMER: While PACE Property Agents have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. PACE Property Agents urges prospective purchasers to make their own inquiries to verify the information contained herein.