

# 27 Washington Avenue, Niagara Park, NSW 2250

**ONE**AGENCY  
KYLEE JONES PROPERTIES

## Sold House

Wednesday, 27 September 2023

27 Washington Avenue, Niagara Park, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 803 m2**

**Type: House**



Eden Longford  
0243229856



Tayla Jae Slender  
0450550337

**\$795,000**

Have you been looking for the perfect renovator with sturdy bones and a versatile parcel of land? We have just the property for you - 27 Washington Avenue, Niagara Park is situated in an ideal, elevated position and occupies an expansive 803m<sup>2</sup> block allowing you to create the backyard of your dreams! If you are looking to further capitalise, this property also has side access to potentially further develop (STCA) or to landscape the backyard to your own personal taste. The property itself is in great condition with a neutral colour scheme throughout creating a great opportunity to create the home of your dreams. This residence is also a short walk to the local school, grocery store, pre school, swim school and public transport - making it an ultra convenient location for the busiest of families. Features Include: - Three bedrooms with the main offering two built in robes. - The third bedroom downstairs is oversized and private from the rest of the home, perfect for a teenagers retreat - Neutral kitchen with an open plan design, electric cooking appliances and ample cupboard space. - Spacious living area with light filled interiors, and a split system air conditioning unit. - Updated main bathroom with a corner bathtub and shower combined, and toilet within. - Expansive backyard for kids and pets to play as well as a firepit area and side access to further develop how you desire (STCA). - Single lock up garage. - Internal laundry & additional washroom with toilet For more information on this great property please contact Eden Longford or Tayla Jae. We look forward to meeting you at our first open for inspection!