

**2A Charlescotte Avenue, Punchbowl, NSW 2196**



**Sold House**

Tuesday, 12 March 2024

2A Charlescotte Avenue, Punchbowl, NSW 2196

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 481 m2**

**Type: House**



John Yatman  
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**\$1,300,000**

Discover the perfect blend of character and potential at this ideally located Punchbowl residence. Boasting proximity to local schools, and the station with an upcoming metro upgrade, this home is a stone's throw from the conveniences of modern living, including Roselands Shopping Centre, Punchbowl Shopping Centre & the M5 motorway, unlocking Sydney's vast network.-Expansive 480sqm land with R3 Medium Density zoning, offering versatility for development-Dual-level living potential with separate kitchens, lounge rooms upstairs and downstairs-5 Spacious bedrooms -2 Bathrooms plus additional toilet-Generous outdoor space for relaxation or future expansion-Close to essential amenities and infrastructureAn exceptional opportunity awaits for families or investors looking to harness the potential of this well-placed property, complete with the infrastructure to accommodate two families. Embrace the lifestyle and promise of 2a Charlescotte Ave.Do not miss out, Contact John Yatman on 0423 344 868 or Ali Ibrahim on 0484 225 737Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy; we do not accept any responsibility for its accuracy and do no more than pass it on. Any interested persons should rely on their own inquiries.