

**3 Bainton Road, Mount Pritchard, NSW 2170**



**House For Sale**

Thursday, 30 May 2024

3 Bainton Road, Mount Pritchard, NSW 2170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



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## PRICE GUIDE \$700,000

In-Room Auction | 19th of June 6:00pm - Doltone House Club Marconi

**Why you'll love it:** Welcome to 3 Bainton Road Mount Pritchard. The house can always be changed however the same cannot be said about the large, elevated block and top-quality location situated amongst many record-breaking homes. This 670m<sup>2</sup> canvas ready for you to build your dream home. Should you choose to capitalise on the large, elevated block this property will serve as the perfect block of land to build a grand home with an underground basement (STCA). For the astute investor there is plenty of space in the rear of the property to accommodate a granny-flat (STCA) which would make for a great investment in both the metrics of future capital growth and immediate rental returns. The house itself consists of 3 bedrooms, 1 bathroom and a large 2 car garage. This leaves plenty of room for a spanning living, dining and meals area with an open bar window into the kitchen.

**Key Features:**

- 3 Bedrooms
- 1 bathroom
- Detached 2 car garage
- 670m<sup>2</sup> of elevated land
- First time offered, just one owner
- Plenty of off-street parking
- One of the most sought after streets in Mount Pritchard
- Granny flat potential (STCA)
- Knockdown rebuild (STCA)
- Abundant natural light streaming in through multiple large windows
- Outdoor shed for extra storage

In summary, 3 Bainton Road, Mount Pritchard, is not just a house: it is an opportunity to secure a great investment to certainly set you up for a future filled with success.

**Best suited for:** The competent investor looking to renovate and add a granny flat or the builder looking to utilise the land to build a dream home.