

# 3 Telopea Avenue, Homebush West, NSW 2140

## House For Sale

Thursday, 16 November 2023



3 Telopea Avenue, Homebush West, NSW 2140

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 483 m2**

**Type: House**



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## Auction

Don't miss out on this fantastic opportunity to acquire an affordable, full brick family home in a prime Inner West location, offering excellent access to public transport, shopping, parks, schools, local amenities, and Sydney Olympic Park. The charming California Bungalow boasts a well-organized layout, making it the ideal choice for growing families or savvy investors seeking a promising investment. With three generously sized bedrooms, a bonus study or 4th bedroom, and a convenient side driveway for plenty of off street parking leading to a lock-up garage, this home offers plenty of scope. What's more, the property is zoned as R3 Medium Density, potentially opening the door to a boutique redevelopment opportunity, ensuring the potential for future capital gains (STCA). Key features include:- Solid full brick construction- High ornate ceilings- Separate kitchen and dining- 3/4 bedrooms, master with sunroom- Huge, family-friendly backyard- Wide side driveway for easy access to lock-up garage- Potential to add a Granny Flat, subject to council approval. The location is within a short walking distance to train station, Sydney Markets, Paddy's Flemington Market, Homebush West shops, Hudson Park, and a range of highly regarded schools, including St. Patrick's College. Additionally, it's just a few minutes' drive to Lidcombe or Rhodes Shopping Centre, specialty stores, and supermarkets. This property truly has it all, and it's a winning choice for any discerning buyer. Contact Gavin Sanna on 0412 324 224 for more details on this wonderful opportunity or insights on his expert knowledge of the current property market in your area. Disclaimer: We have in preparing this document, used our best endeavours to ensure that all the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document.