

**32 Byrne Avenue, Drummoyne, NSW 2047**



**Sold House**

Thursday, 2 November 2023

32 Byrne Avenue, Drummoyne, NSW 2047

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 318 m2**

**Type: House**



Craig Davies  
0418221277



Samuel Williams  
0424401590

**\$2,450,000**

This charming California bungalow is ready for a new owner to create its next chapter. Set on a 318sqm block, the single-level brick build features a generous layout with three queen-sized bedrooms, original features, and new paintwork. Flowing from the rear of the property is an expansive, covered entertainer's deck with a delightful outlook across the secure and leafy garden. Whether you choose to upgrade and redesign, add an additional level, or even start afresh with a brand new build, there are multiple options to transform the property into a dream family home (STCA). Conveniently located only 190m from Lyons Rd eateries and CBD bus routes, with parks and waterfront walking trails within 400m. • Free-standing character home with exciting potential in a sought-after location • Master bedroom with original fireplace, air con, and robe • Two large guest bedrooms, one with adjoining sunroom • Bright and sunny lounge features brick fireplace and air con • Functional bathroom includes combined bath and shower, and vanity • Gas kitchen with ample storage, concealed laundry, garden outlook • Covered entertainer's deck with steps down to garden • Level and secure garden includes established greenery and storage shed • Off street single space parking All information in this document has been gathered from various third-party sources we believe to be reliable; however, we cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries.