

# 35 Burbank Avenue, East Hills, NSW 2213

## House For Sale

Tuesday, 2 April 2024

35 Burbank Avenue, East Hills, NSW 2213

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1435 m2**

**Type: House**



Sam Nader  
0450400001



Chedi Chidiac  
0431154586

## **Auction Unless Sold Prior**

Located in a prime deep waterfront position, in the area's best street, this beautiful family home presents a unique opportunity to build your dream residence. The property currently consists of a pontoon, jetty and boat shed, presenting exciting potential to build a spectacular designer residence or rejuvenate the existing property. Surrounded by luxury million-dollar properties, this is your chance to acquire a prime piece of waterfront real estate in the sought after suburb of East Hills. Property Features:- Absolute Waterfront on approximately 1,435sqm with a 15.09m frontage- 6 bedrooms, four of which have walk in robes- Open living and dining rooms with bonus rumpus room- Tidy kitchen with walk in pantry- Three bathrooms with separate internal laundry and addition toilet- Double lock up garage, swimming pool, boat shed, jetty and pontoon DA Features:- Approved for a four level, seven-bedroom luxury house with basement, cabana, and infinity edge pool - Designed by the award-winning architects, ES Design- Consent to build lapses in 2027 DISCLAIMER: While LJ Hooker Bankstown Moorebank have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown Moorebank urges prospective purchasers to make their own inquiries to verify the information contained herein.