

**37 Evans Road, Telopea, NSW 2117**



**Sold House**

Tuesday, 15 August 2023

37 Evans Road, Telopea, NSW 2117

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$1,596,666**

Ideally situated on the opposite side of ACACIA Park, this residence offers lots of options for its fortunate purchaser. Renovators, Investors and Builders will all truly appreciate the potential of this freestanding HOME along with its possibilities to redesign to your liking or start afresh with a new home OR duplex site 16.8m frontage on 687sqm land (STCA). As it is, it offers a warm and characteristic home in a prime location within a few moments walk to local Telopea village and shops, plus the Breadshop made delicious sausage roll and pie. The area's quality schools with bus transport close by- Equipped with 3 generously sized bedrooms, perfect for the established family- Formal lounge and dining area, leading to functional kitchen overlooking rear yard- The 4 bedroom Graniflat which come with bath shower and toilet self-contain - Moments from parklands, elite schooling and the new Telopea light rail station- North East facing child friendly backyard with lush green surroundings- Plenty opposite street parking with 2x car space parking on drive way- R3 Zoning on 687m2 land area Sought after location, only moments to fantastic schooling such as St Bernadette's School, Telopea Public School, Cumberland High School and James Ruse Agricultural High School, Macarthur girls High School. This immaculately presented home and location is the perfect place to call home. You don't want to miss out on this fantastic opportunity Buyer's - contact Raymond Chung 0430 491 288 for further information or to book an inspection. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy.