

**37 Purvis Avenue, Potts Hill, NSW 2143**



**Terrace For Sale**

Sunday, 3 December 2023

37 Purvis Avenue, Potts Hill, NSW 2143

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 1**

**Type: Terrace**



Ryan KIM

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## **\$1.2M TO \$1.25M | WITH STUDIO UNIT**

Showcasing an immaculately presented contemporary 4 bedroom terrace home offers a fabulous natural free-flowing family layout with quality and comfort. Other highlights include Spacious 4 bedrooms, 4.5 bathrooms, ducted air conditioning, blinds throughout, and self-contained LOFT. Perfectly located in Landcom's award-winning new community, Potts Hill. Property Highlights: + Stunning 3 Master Bedrooms terrace home with self-contained LOFT (studio) + Torrence Title (No strata fee/Community fee) + 8 minutes walk to convenient Birrong railway station + Perfectly located on the high side of the street with an open district view + Located on the corner position with a side gate to access the courtyard + Sunny East-West aspect (Corner position) & natural ventilation + Remote lock-up Garage with a self-contained LOFT upstairs (additional income) + Large Living area + Spacious rear three master bedrooms with en-suites and walk-in-robos + Four modern bathrooms with windows ventilation (5 Toilets) + Private light-filled three balconies with a park view + Study Nook area with Blue Mountains view + Zoned ducted air conditioning | NBN ready + Open plan kitchen and dining + Gourmet gas kitchen, Euro appliances, stone benchtops + Separate internal laundry room and powder room + Well-maintained front and backyard + Potential high rental return investment & tax depreciation \*\*\*The Loft Apartment\*\*\* With its own private entrance and separate services, this is the ideal investment. The apartment offers open-plan living with a ceiling fan, a full bathroom, a kitchen, and an open-view balcony. Lifestyle Location: Family-friendly community with parks & playground. Enjoy the convenience of an excellent location with a short stroll to BIRRONG train station, close to Lidcombe & Bankstown Shopping center, primary and secondary schools, Golf course & centrally located between Parramatta & Sydney CBD. Please contact Ryan 0405 604 261 for all enquires Disclaimer: The information contained in this advertisement is believed to be reliable and while every effort has been made to ensure that the information is accurate, One Realty Lidcombe Pty Ltd disclaims any implied warranty or representation about its accuracy, completeness, or appropriateness for any particular purpose.