

**39 Jocelyn Street, Chester Hill, NSW 2162**

**House For Sale**

Saturday, 11 May 2024

39 Jocelyn Street, Chester Hill, NSW 2162

**Bedrooms: 3**

**Bathrooms: 2**

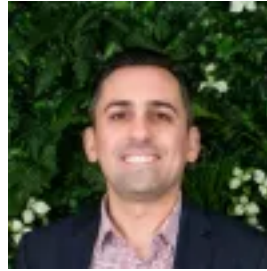
**Parkings: 2**

**Area: 486 m2**

**Type: House**



Zeth Grant  
0296452400



Zoran Cvetkovski  
0296452400

## AUCTION | 1/06/24 @ 2.30 PM

John B Grant Real Estate, Chester Hill is proud to take 39 Jocelyn Street, Chester Hill to the marketplace. Welcome to your dream home in the heart of Chester Hill! This beautifully crafted full brick residence boasts comfort, convenience, and style, offering a wonderful opportunity for families or savvy investors. Key Features:

- 3 Bedrooms: Spacious and inviting, each bedroom comes complete with built-in wardrobes, ensuring ample storage space for all your needs.
- Tiled Floors Throughout, Enjoy easy maintenance and a sleek aesthetic with tiled floors that span the entirety of the home.
- Gas Heating: Stay cozy and warm during the colder months with efficient gas heating installed throughout the property.
- Gas Kitchen with Meal Area: Whip up delicious meals in the well-appointed gas kitchen, featuring ample cabinetry and a convenient meal area for dining.
- Internal Laundry: Experience added convenience with an internal laundry area, making laundry day a breeze.
- Sunroom with 2nd Toilet: Relax and unwind in the sunroom, complete with an additional toilet for added comfort and convenience.
- Side Access to Large Double Garage: Perfect for car enthusiasts or those in need of extra storage space, the large double garage offers side access and includes a workshop area.
- Bonus Home Office with Kitchenette, Bathroom, and Walk-in Wardrobe: Ideal for remote work or as a separate living space, the bonus home office features a kitchenette, bathroom, and walk-in wardrobe, offering endless possibilities.

Location Highlights:

- Located in the sought-after Sefton Selective High School Zone, providing access to prestigious educational opportunities.
- Close proximity to local amenities, including shops, parks, and public transportation options.
- Enjoy a vibrant community atmosphere with easy access to nearby dining, entertainment, and recreational facilities.

Don't miss out on the chance to make this fantastic property your own! Contact us today to arrange an inspection and secure your slice of Chester Hill paradise.

Built-in : 1950's approximately  
Zoned: R2 Low Density Residential Council Rates \$405.00 per quarter approximately  
Water Rates \$593.26 per quarter approximately  
Currently leased out at \$33,800 PA on expired lease agreement  
Terms of Auction\* 10% deposit\* 42 day settlement period\* All offers must be made in writing\* Any changes to the contract of sale must be received prior to the Auction day\* This property will be SOLD  
Open house Saturday from 2.00 to 2.30 pm or by appointment  
The Auction will be held on-site at 2.30 pm Saturday 1st June 2024