

40 Water Street, Lidcombe, NSW 2141



House For Sale

Wednesday, 22 November 2023

40 Water Street, Lidcombe, NSW 2141

Bedrooms: 3

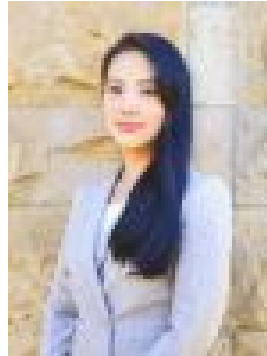
Bathrooms: 1

Parkings: 3

Type: House



Steven Duong



Rebecca Zhang
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AUCTION - Saturday 16/12/2023 at 11:30am, ON SITE

Brick veneer family home has been well loved & been in the same family, being offered for the first time in many years, has sound "foundations and structures". Features comfortable living, dining & conveniently located within walking distance to Schools, shops, restaurants, cafes, Lidcombe Railway Station and local amenities. Perched on a level block with a sunny northern aspect to the rear, this well presented home boasts polished timber flooring and floorboards throughout (currently well protected by vinyl). The accommodation consists of a 3 bedroom with built-in wardrobes & split A/C to the main, separate formal lounge room, dining off the renovated gas cooking kitchen offers ample storage space & dine-in seating breakfast bar, renovated sleek & modern bathroom plus a second W/C sharing the laundry. Step outside and you'll find a undercover Alfresco for your outdoor dining & entertaining, low-maintenance & easy care front & backyard perfect for the children's playground, gated off street parking in the driveway leads to a lock up garage. Zone R3 - Medium Density Residential (Cumberland Local Environmental Plan 2021). Great opportunity to invest now or simply move straight in and enjoy the quiet surroundings.

Property Features:

- Boasting 3 bedrooms with polished timber flooring & floorboards throughout
- Offers light-filled formal lounge and dining room
- Renovated gas cooking kitchen & sleek bathroom, second W/C sharing the laundry
- Low-maintenance and easy care front & backyard with mature fruitful trees
- Perched on a level 373sqm block to a sunny northern aspect backyard
- Footsteps to Schools and within walking distance to all local amenities & facilities
- Built with great foundations and structures, and own by the same family for many years

Summary: This family home is located moments from local Schools, within minutes to transport, local shopping, cafes all within easy reach. This is a rare opportunity to secure a well loved home and look forward to welcoming you at the next inspection!

* Inspection: Saturdays 11:00 - 11:30am,* Auction: Saturday 16/12/2023 at 11:30am, ON SITE.

NOTE: Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given to Ray White Lidcombe or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.