

**44 Stimson Street, Smithfield, NSW 2164**



**House For Sale**

Saturday, 25 November 2023

44 Stimson Street, Smithfield, NSW 2164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Graham Ball  
0412778855

**RESERVE \$900,000**

In-Room Auction Wed 20th December Doltone House | Club Marconi Zoned R3, large 790m<sup>2</sup> block with a 15+ Metre Frontage offers development potential. Walk to Smithfield Shopping Centre, schools and transport. This 2-storey residence has dual, separate, private access to the upstairs that makes it ideal for the in laws or extended family after total privacy. Well built, full brick downstairs, suspended concrete slab upstairs with 3 bedrooms up and 1 down. High ceilings and a bathroom on each level, downstairs is fully self contained. High clearance 12 meter long drive through garage. Leading to the huge older style workshop. Ideal for all buying types and being offered for the 1st time. (WILL BE SOLD ON THE DAY OF AUCTION TO THE BEST BID ABOVE THE OWNERS ADVERTISED RESERVE. OFFERS ABOVE THE RESERVE WILL BE CONSIDERED PRIOR TO AUCTION). See you at the open for inspection.