

**45 Demaine Avenue, Bexley North, NSW 2207**

**Raine&Horne.**

**House For Sale**

Wednesday, 27 March 2024

45 Demaine Avenue, Bexley North, NSW 2207

**Bedrooms: 2**

**Bathrooms: 1**

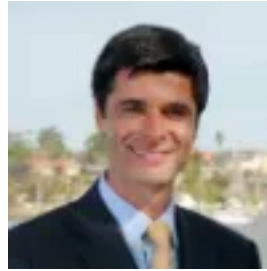
**Parkings: 2**

**Area: 588 m2**

**Type: House**



Enzo Puopolo  
0295887722



Michael Pylotis  
0295887722

## Auction

Immaculately presented for its period, this cosy full brick property boasts a broad base of appeal - from the builder or keen renovator on the hunt for their next project, to the young family desiring a well-positioned home. Be charmed and inspired by its spacious design and wealth of potential, while enjoying the prime convenience inherent to this sought-after area; local shops and cafes, train stations, parks and quality schools are all in close reach.\* Exciting opportunity - tightly held by one owner for 55+ years\* Ripe for updating to today's standard and adding immediate value\* Flexible floor plan with two large living zones full of north light\* Scope to rework and create a three-bedroom configuration\* Fantastic blank-canvas backyard with patio area and sunny lawn\* Retro eat-in kitchen in good condition, separate formal dining\* Built-in robe in main bed, modern tiled bathroom with shower & tub\* Laundry with second toilet; gated carport plus driveway parking\* Superb long-term possibilities for luxury family rebuild (STCA)\* Ever-popular lifestyle setting with Gilchrist Park on the doorstep\* Short walk to bus stops, childcare and restaurants, 550m to rail\* Easy access to Bexley North Public School + Bardwell Park Infants

DISCLAIMER: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.