

**48 Messiter Street, Campsie, NSW 2194**

**RICH&OLIVA**

**House For Sale**

Friday, 24 May 2024

48 Messiter Street, Campsie, NSW 2194

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 631 m2**

**Type: House**



Marco Errichiello  
0414433318

## Auction

**Auction Location: On Site** An exceptional property boasting a generous block with a 15-meter frontage, a fantastic floor plan with the option to accommodate a four-bedroom layout and captivating city views. Nestled on a wide, quiet, tree-lined street, this residence offers boundless potential for improvement and the possibility of a duplex development (STCA). This property provides ample space for all your lifestyle needs along with a notable 15-meter frontage, whilst offering an impressive street presence but also opens up the potential for various architectural designs and landscaping possibilities. You'll enjoy the luxury of space and the opportunity to create a welcoming façade that reflects your unique style and taste. Step inside to discover a well-designed floor plan that caters to both comfort and functionality. The option to convert this home into a four-bedroom residence adds flexibility, catering to families in need of extra living space or those seeking a dedicated home office or hobby room. From the vantage point of this property, you'll be captivated by breathtaking city views. Whether it's the mesmerising skyline during the day or the sparkling city lights at night, the scenery will leave you in awe. Situated on a wide, quiet, tree-lined street, this property provides the perfect blend of seclusion and convenience. Embrace the peaceful ambiance of the neighbourhood while still enjoying easy access to essential amenities, schools, parks, and public transportation. This property presents an exciting opportunity to improve and enhance the existing home according to your desires and needs. Renovate, remodel, or modernise and create a space that perfectly complements your vision. For astute investors and developers, the potential for a duplex development adds substantial value to this property. With the appropriate approvals, you can unlock its full potential by building an additional dwelling, maximizing rental income or resale value. Now featuring: - Three large bedrooms two with built-in robes - Large dining room/potential fourth bedroom - Bright living area - Modern gas kitchen - Main bathroom with separate bath and shower - Rear undercover alfresco area - Storage shed - North facing rear yard - City views - Lock up garage - Land size: 631.7 sqm approx. - Frontage: 15.24 sqm approx. Inspect: Saturday 11:00 – 11:30am Auction: Saturday 22nd June 11:30am