

**49 Mindanao Avenue, Lethbridge Park, NSW 2770**



**Sold House**

Friday, 22 September 2023

49 Mindanao Avenue, Lethbridge Park, NSW 2770

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Matthew Hall  
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**\$700,000**

Whether you're a first-time homebuyer looking for a cosy and welcoming space to call your own or an investor seeking a fantastic opportunity in Lethbridge Park, this property ticks all the boxes. Its prime location, spacious block, and potential for a granny flat make it a versatile and valuable asset. Nestled on a generous 700 sqm block, this property offers an abundance of features that make it a must-see for first-time homebuyers and savvy investors.

**Key Features:**

- Split System Air Conditioning:** Enjoy year-round comfort with the convenience of split system air conditioning, ensuring you stay cozy in every season.
- Granny Flat Potential (STCA):** Unlock the potential for additional income or extended family living with the option to build a granny flat (subject to council approval).
- Level Block:** The level block offers ease of access and endless possibilities for landscaping or outdoor entertainment.
- Side Access into Backyard:** Perfect for those with a boat, caravan, or trailer, this property boasts side access to the backyard, providing secure storage options.

Don't miss this opportunity to secure a piece of Lethbridge Park. Contact us today to arrange your inspection and be the first to make this house your home. Act fast - properties like this don't stay on the market for long!

**Disclaimer:** While we have been provided with the above inclusions and information, Elders Real Estate Penrith/Wallacia gives no guarantees regarding the accuracy or up-to-date nature of the details at hand. All interested parties are encouraged to make their own independent enquiries in order to confirm whether the information is accurate.