

**52 Rookwood Road, Yagoona, NSW 2199**



**Sold House**

Wednesday, 13 September 2023

52 Rookwood Road, Yagoona, NSW 2199

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



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**\$1,082,000**

Ensuring an ongoing investment/development opportunity within a high-growth area, this original home holds duplex potential on a beautifully manicured block. Suited to dual/multi-generational living, the interiors reveal a versatile layout with two separate quarters, two separate entrances. Exceptionally located, the property is central to Yagoona, Greenacre and Bankstown central hubs. - Total land size 696.8sqm with a wide 15.42sqm frontage approx- Property offers development approved duplex plans ready to build - Property is set back from the street and hidden amid manicured hedges- The layout is versatile and can be occupied by two individuals at one time- Open-air verandah leads to a bright dine-in kitchen, separate lounge area- Original hardwood timber floors, fans, downlights and highlight windows- Child-friendly garden is private and includes vegetable beds and shrubs- The kitchen is decorated with blue and timber finishes, cupboard storage- Three bedrooms in addition to a retreat, two bathrooms, internal laundry- Single lock-up garage and a single carport, additional off-street parking- Located 1.6km from Yagoona Station and surrounding shops/restaurants - DA Approved site till June 2025DISCLAIMER: While PACE Property Agents have taken all care in preparing this information and used their best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. PACE Property Agents urges prospective purchasers to make their own inquiries to verify the information contained herein.