

**53 High Street, Cabramatta West, NSW 2166**



**Sold House**

Monday, 14 August 2023

53 High Street, Cabramatta West, NSW 2166

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 699 m2**

**Type: House**

**\$1,275,000**

An opportunity waits for a developer to build a duplex, a savvy investor to build a Granny Flat or family looking for their first home. The house sits over two lots on 699m<sup>2</sup> of land with a 15.24m frontage. The home has been in the family since the early 1980s and has been immaculately cared for over those years. Located within only a few minutes drive to schools, shops and transport, this is one that will provide plenty of future potential to a savvy buyer. . Queen sized master bedroom with built in robe and split system air conditioner . Two more bedrooms both with room to fit a queen bed . Fourth bedroom at the rear of the house with 3 piece wardrobe . Bathroom has been updated and includes shower, vanity and skylight . Kitchen features an electric cooktop and oven and a skylight . Open plan family room at the rear with split system air conditioner . Internal laundry with toilet . It has a tandem carport that gives full access to the back yard . Large grassed yard, garden shed and rainwater tank . Possibility to build a Granny Flat (STCA) . Extras include security shutters, colour bond fences and a gated front entry . Two lots on 699m<sup>2</sup> with a 15.24m frontage Zoned R2 Low Density . Potential rental return of \$580 per week . Walking distance to schools, shops and bus stop . Cabramatta and Canley Heights are only a 5min drive