

# 6 Rabaul Road, Georges Hall, NSW 2198

## Sold House

Monday, 14 August 2023

6 Rabaul Road, Georges Hall, NSW 2198

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 548 m2**

**Type: House**



Marney East  
0296424288

**\$1,100,000**

North Facing Single Level Offering Excellent Potential on a Substantial 548sqm Parcel Set in a favourable Georges Hall pocket, this sundrenched single level residence was designed with the young growing family in mind. Highlighting a generous 548sqm (approx.) north facing parcel of land with a sweeping frontage of 16.575 (approx.), this residence offers a rare opportunity to add value in an exciting South West location. With public transport, shops and amenities just footsteps away, this home presents exceptional potential to redevelop, renovate, extend, or knock down to build your dream family home (Subject to Council Approval). ESSENTIALS & INCLUSIONS:- Situated on a 548sqm (approx.) level block with a 16.575m frontage presenting huge amounts of potential for the astute buyer- Exceptional potential to redevelop, renovate, extend, or knock down to build your dream family home (Subject to Council Approval)- Charming single level home and façade framed by manicure lawn and gardens - Oversized living room with large windows flooding the homes interiors with natural light- Quality dining room opens into tidy kitchen with ample storage and preparation space- Three spacious bedrooms, two with mirrored built in robes, one well maintained bathroom- Delightful north facing rear outdoor retreat with entertaining area that looks on blissful sundrenched yard - Quality Inclusions: Double covered drive through car space and ample off street parking, internal laundry, garden shed, outside toilet, and ample storage throughoutLIFESTYLE & EDUCATION:- Moments to local favourites such as Café on Haig, Wild Child eatery and Georges Hall shopping strip-Short stroll to the waterside, Georges River Golf Course or a myriad of popular eateries and restaurants- An array of parklands including Henry Lawson Reserve, Steven Folks Park and Kentucky Reserve- Local schools such as Georges Hall Public School, St Mary's Catholic Primary School, Georges River Grammar, and Hope Point Christian School- Close to several transport links with the bus stop footsteps awayDISCLAIMER: While Richard Matthews Real Estate 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. Richard Matthews Real Estate urge prospective purchasers to make their own inquiries to verify the information contained herein.