

63 Memorial Av, Blackwall, NSW 2256



House For Sale

Thursday, 16 May 2024

63 Memorial Av, Blackwall, NSW 2256

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 720 m2

Type: House



Francois Duverge
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For Sale - Contact Agent

Are you looking for a great first home or a smart investment opportunity? Look no further! This brick and tile beauty offers everything you need and more. This property is not only a wonderful home but also a fantastic opportunity for investors and developers. The R1 zoning and substantial block size provide excellent potential for future growth. Property Features:

- Ideal First Home: Cozy and welcoming, ready for you to move in and start making memories.
- Brick and tile ensuring durability and low maintenance.
- Very neat and tidy throughout.
- Spacious 720 sqm flat block with a 15.85-metre frontage.
- R1 Zoned with potential for development or a granny flat (subject to Council Approval).
- 3 bedrooms plus a study.
- Large bathroom featuring a toilet and shower space.
- Light-filled kitchen with a separate dining area.
- Generous living area equipped with air conditioning unit and ceiling fan.
- Oversized external laundry with extra storage and a second toilet.
- High Ceilings: Enhance the sense of space and light throughout the home.
- Secure and Convenient Parking: Detached single car garage, plenty of off-street parking and fully fenced yard with double gates.
- Outdoor Entertaining: Large covered and screened patio perfect for family & friends gatherings.
- Garden shed and bore water system.
- Centrally located, just a short drive to local beaches, shops, and the train station.

Don't miss out on this fantastic opportunity! Contact Francois on 0487 342 467 today to arrange a viewing and see for yourself the potential this property holds. Council Rates - \$1,850.59 per year Water Rates - \$994.02 per year excl. usage Rental Estimate - \$630 - \$650 per week If you are currently not in a position to purchase a property and need to sell first, I would be more than happy to provide you with a confidential market appraisal for your property. Please call me on (02) 43 444 666 or 0487 342 467 to schedule a chat. To view all the homes we have for sale, please visit www.randwuminabeach.com.au

Disclaimer: Richardson & Wrench Umina Beach have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.