

**7 Karoola Street, Busby, NSW 2168**

**McGrath**

**House For Sale**

Saturday, 13 April 2024

7 Karoola Street, Busby, NSW 2168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 701 m2**

**Type: House**



Glen Craigie  
0401529930

## **Price Guide \$800,000**

A chance to take advantage of a 701.9sqm block with a prime rear north aspect, this home has been tightly-held by its current owner for over 60 years and offers exciting potential for a granny flat or grand extension (STCA). It's near Busby Public School and Whitlam Park Playing Fields while conveniently close to the Valley Plaza.- Single level layout includes separate living and dining zones- Light filled rear rumpus flows outside via sliding doors- Sun washed backyard reveals established easycare gardens- Original kitchen equipped with freestanding electric stove- Three good sized bedrooms complete with built-in wardrobes- Central bathroom appointed with combined shower and bath tub- Garden shed, drive through carport to the lock-up garage- Move in ready property with scope for further enhancements- Suits those looking to invest or purchase their first home- Just a walk from bus services while handy to Liverpool CBD