

7 Swanley St, Mount Pritchard, NSW 2170



House For Sale

Wednesday, 17 April 2024

7 Swanley St, Mount Pritchard, NSW 2170

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 556 m2

Type: House



Kevin Sun

JUST LISTED | KEVIN SUN

This well positioned property has seen better days! With some TLC and hard work this home could provide a great investment opportunity with value adding potential suitable for experienced renovators or savvy investors! Looking for a first home in a great location within close proximity to all your essential needs - look no further! This would be the perfect blank canvas for first home buyers hoping to get a foot in the door and create an inspirational design without breaking the budget! Looking to build - no worries! Explore your options with this wonderful 556 SQM block offering 14.8m frontage allowing multiple design alternatives and potential granny flat construction (S.T.C.A.). Positioned within a quiet and family friendly street, this fantastic entry level property is waiting for a new owner and a much needed face lift. Situated for the utmost convenience with a short driving distance from all essential amenities & schools including Mt Pritchard Public School (800m) & Bonnyrigg High School (2.0km) just to mention a few. It is also within close proximity to Bonnyrigg Plaza (2.6km) & Cabramatta CBD (5.3km). Property features:

- Three (3) bedrooms & one (1) bathroom
- Combined living/ dining areas
- Double lock up garage
- Land approximately 556 sqm
- Frontage approximately 14.8m
- Council rate \$1300/ pa (approx.)
- Frequent public buses available within walking distance - direct to Liverpool, Bonnyrigg, Cabramatta & Fairfield
- Huge series of reserve- type parks available within walking distance
- Within close walking & driving proximity to local shops, fast food places

Disclaimer: The property has also been virtually staged and is only an artist impression. The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgement to determine the accuracy of this information for their own purposes.