

**87A Amaroo Avenue, Georges Hall, NSW 2198**



**House For Sale**

Wednesday, 14 February 2024

87A Amaroo Avenue, Georges Hall, NSW 2198

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 556 m2**

**Type: House**



Craig Stephenson

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## AUCTION

Perfectly positioned in one of Georges Hall's most convenient locations, presents an incredible opportunity to secure this much-loved family home which is being offered to the market for the first time in over 50 years. Boasting a 556m<sup>2</sup> of land with a 16m frontage, this charming home also offers future development potential, whether you are looking to build a family home or duplexes or even add a granny flat (STCA). Set in an elevated position this charming family home has been tightly held in the same family, immaculately maintained and renovated over time to the home you see today. Offering a functional floor plan with bright and spacious interiors throughout, this home allows for effortless family living and entertaining. Features include:- Three generous size bedrooms- Combined living and dining area attracting an abundance of natural sunlight - Secondary living area above garage - Well-kept timber kitchen with an abundance of natural light including a designated meals area- Neat and tidy bathroom including bathtub plus shower, separate toilet to bathroom - Ducted air-conditioning- Large private yard with ideal north/east aspect and green outlook, including enclosed alfresco area, perfect for entertaining family and friends- Single lock-up garage with high workbench and multiple car accommodation in driveway- Solar panels - Secure dry under house storage- Internal laundry and 2nd toilet - Polished floorboards throughout Located within proximity to great local schools, shops, cafes, parklands and public transport, this is an opportunity not to be missed, inspection is highly encouraged!