

**9 Illawong Crescent, Greenacre, NSW 2190**



**Sold House**

Tuesday, 2 April 2024

9 Illawong Crescent, Greenacre, NSW 2190

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 670 m2**

**Type: House**



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**\$1,435,000**

Nestled on a generous 670m<sup>2</sup> block with an impressive 18.89m frontage, this beautifully presented home offers the ideal combination of modern living and expansive outdoor space. Perfect for families seeking room to grow or investors with an eye for development potential, this property presents an unparalleled opportunity.

**Key Features:**

- **Development Potential:** With a substantial 670m<sup>2</sup> of land and a wide 18.89m frontage, explore the possibilities of duplex, granny flat or luxury home development (subject to council approval)
- **Spacious Living:** Three well-appointed bedrooms ensure comfort for the whole family or room for guests
- **Single-Level Ease:** Enjoy the convenience of single-level living, ideal for young families or those looking to downsize without compromising on space
- **Entertainer's Dream:** The expansive backyard and outdoor verandah area provides a blank canvas for your outdoor oasis - perfect for entertaining, relaxing, or watching the kids play

Situated in a sought-after neighbourhood, enjoy easy access to local amenities, schools, parks, and transport links, ensuring a lifestyle of convenience and connectivity.