

**12 Yillowra Street, Auburn, NSW 2144**



**House For Sale**

Tuesday, 2 July 2024

12 Yillowra Street, Auburn, NSW 2144

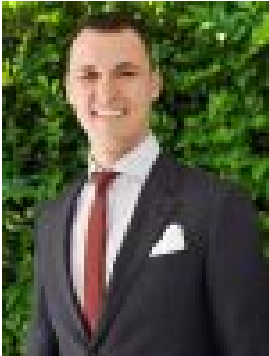
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 240 m2**

**Type: House**



Hassan Derbas  
0296314433



Jordan Laoulach  
0499928884

## Price Guide | \$900,000 - \$925,000

Welcome to 12 Yillowra Street, Auburn - a charming two-bedroom home perfect for first-time buyers, downsizers, or investors. This residence features two bedrooms, both equipped with mirrored built-in robes, providing ample storage and a touch of elegance. The open-plan kitchen, dining, and living area create a spacious and inviting environment, ideal for modern living and entertaining. The kitchen is a standout feature, boasting a convenient breakfast bar, ample cabinetry, and plenty of bench space. Easy-to-clean tiled floors in the kitchen and durable laminate floors throughout the rest of the house ensure low-maintenance living. Additional features include a practical laundry, a well-appointed bathroom, a carport, and a shed for extra storage. The expansive fenced backyard offers a safe and spacious area for children to play or for gardening enthusiasts to create their dream garden. Unlock the potential of this possible development site (S.T.C.A). Situated in a thriving urban suburb, this expansive parcel offers limitless possibilities for visionary investors and developers. Embrace the opportunity to shape the suburb with modern architecture and capitalize on the area's growing demand. Don't miss out on this rare chance to redefine urban living and investment success. Located in the vibrant and multicultural suburb of Auburn, this home enjoys proximity to a wealth of amenities. Just a short distance from Clyde Station, commuting to Sydney's central business district, approximately 20 kilometres away, is convenient and straightforward. The bustling Parramatta CBD, Auburn Redyard shopping centre, and various parks, including Auburn Park, provide ample leisure and shopping options. Families will appreciate the nearby educational institutions, such as Auburn North Public School, Auburn Girls High School, and Al-Faisol College, ensuring quality education for children of all ages. The Auburn Community Health Centre is also close by, offering comprehensive healthcare services to residents. Don't miss the opportunity to secure this fantastic property at 12 Yillowra Street, Auburn. Whether you're looking for a comfortable home or a valuable investment, this residence offers the perfect blend of convenience, charm, and potential. Contact us today to arrange a viewing and make this lovely home yours! ONLINE enquiry policy - All email & online enquiries received from this website will not be attended to if a number & email address are not provided. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information.