

14 La Mascotte Avenue, Concord, NSW, 2137



House For Sale

Thursday, 24 October 2024

14 La Mascotte Avenue, Concord, NSW, 2137

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Matt Roffe

0297396539

Perfectly Positioned Family Home Primed For Its Next Chapter

Auction Location: ON SITE

Offered for the first time in close to 100 years, 'YPRES' is a much loved family home that sits on a magnificent parcel of land with a desirable 544sqm on title with a 12.8m frontage.

14 La Mascotte Avenue is ready for its next occupants to renovate or capitalise on the existing home (STCA). It comes with the unique desirability of having recently undergone a mini makeover. A modern kitchen with stainless steel appliances, fresh paint, updated carpet and near new blinds allow the home to be in move-in-ready condition or an attractive rental investment.

The house is located on one of Concord's best tree lined streets., offering 3 substantial bedrooms, a large manicured secure backyard with carport and garage, a fully tiled bathroom and an extra powder room in the spacious laundry. A separate sunroom is perfect for casual dining or children's retreat.

Premium Features Include:

- Double brick ageless construction with sun drenched backyard
- Three Spacious bedrooms, all recently painted with updated carpet
- Near new blinds, split system AC
- Ornate fireplaces and ceilings
- Spacious modern kitchen with servery access to casual dining
- Rear set garage with ample space for a workshop
- Neat tiled bathroom, second powder in laundry
- Spacious sunroom overlooks rear manicured yard
- Established low maintenance lawns and gardens on 543.8sqm
- 12.8m frontage on a level block

La Mascotte Avenue offers easy access to Parramatta Rd, M4 Motorway, the soon to be completed Concord/Burwood North Metro Rail as well as enjoys being walking distance to several quality schools, golf courses & casual eateries.

Particulars (Approx)

Council: \$474.00pq

Water: \$193.33pq

Rent Approx: \$1150.00pw

Land Dimensions: 12.8m x 42.5m

Land Total: 544sqm (Approx)

Contact Matt Roffe of RE/MAX Kelly Roffe Group today on 0421 742 226. Private Appointments Welcomed.

Auction ON-SITE Saturday 23rd November 2:15pm. Pest & Building Report Available Via Request.