

**15 Charles Street, Carlingford, NSW, 2118**

**House For Sale**

Monday, 23 September 2024



**15 Charles Street, Carlingford, NSW, 2118**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Brattoli

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## **Blue Ribbon Location, 923sqm R3 Zoning**

Perfectly positioned in a highly sought after family friendly area within quality school catchment, the property sprawls across 923sqm with 20.1m frontage and dual street frontages of Charles St and Martins Lane. This double brick home offers downstairs In Law self-contained accommodation or Teenage Retreat. Exceptional opportunity to renovate or develop this versatile land, whether you are a homeowner or investor in search of a dual income or in pursuit of a development site, this property has unlimited development potential subject to Council R3 zoning in Parramatta Council.

- \* 4 Bedrooms, 3 upstairs all with built ins plus Office or 5th bedroom
- \* Spacious lounge and dining areas
- \* Large Rumpus/Family room
- \* Neat modern kitchen
- \* 2 Bathrooms plus 3rd toilet in Laundry
- \* Dual street access Carport from Martins Lane
- \* Downstairs self-contained includes bedroom with robes, living room, kitchenette, laundry and separate office or 5th bedroom
- \* Fully fenced property and gardens
- \* Walk to Carlingford Light Rail, shops and schools, close to Kings School, Tara, James Ruse, Carlingford West School catchment and Western Sydney University

This property presents an exceptional opportunity, making it a very desirable choice.