

15 Maud Street, Lidcombe, NSW 2141



House For Sale

Tuesday, 2 July 2024

15 Maud Street, Lidcombe, NSW 2141

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Area: 872 m2

Type: House



Asim Sam Kopuz
0297495255



Steven Duong
0411305846

AUCTION - Saturday 27/07/2024 at 3:30pm, ON SITE

Positioned in the heart of Lidcombe and a sought after location, delivering the utmost convenience, quality finishes, superior comfort and potential rental return. Be sure to inspect this gem that provides endless potential. Perched on a massive 872.6 sqm block boasting a fully refurbished & newly extended 4 bedroom 2 bathroom family home plus a brand new 2 bedroom granny flat, ideal for the owner occupier or savvy investor. Only minutes to Lidcombe Railway Station, all other amenities & facilities Lidcombe has to offer. Enjoy the benefit of living in one with the option to rent the other in order to take away the mortgage stress or dual lease options as an investment boasting loads of potential in a suburb with high growth and demand. Sun-drenched northern aspect to both dwellings, formal living & dining area with a stylish & chic kitchen with free standing industrial gas cooktop and ample storage spaces. The home is finished with timber & tile flooring, high ceilings, two full sized bathrooms and internal laundry. Zoned R2 - Low Density Residential (Cumberland Local Environmental Plan 2021).

FRONT DWELLING:

- Sun-filled formal lounge & formal dining rooms
- Four generous sized bedroom with built in wardrobes, adjoining reading / sunroom to the main
- Gourmet gas kitchen with 5-burner industrial cooking top to a fan-force oven, stone benchtops plus plenty of cupboard space
- Smooth transition of stylish timber & tiled flooring throughout
- Two full size brand new bathroom with a corner spa bath to one
- Low maintenance front and backyard, ample off street parking
- Heightened ceilings, LED light fixtures, split system A/C to all areas of the home
- Exterior of the home including roof tiles have been repainted giving the home that modern touch

REAR DWELLING:

- Brick construction, quality tile flooring & high ceilings throughout
- Stylish kitchen with stone benchtops, stainless steel appliances & dishwasher
- Spacious chic main bathroom, integrate laundry plus an ensuite to master bedroom
- Under cover outdoor alfresco area perfect for the everyday entertainer

Summary: Do not miss this opportunity to secure this property that provides various opportunities and endless potential. Well located in the heart of Lidcombe and within moments to all amenities Lidcombe has to offer such as transport, cafes, Lidcombe shopping centre, Costco. *

Inspection: Saturdays 3:00 - 3:30pm, * **Auction:** Saturday 27/07/2024 at 3:30pm, ON SITE. **NOTE:** Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given to Ray White Lidcombe or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.