

18 Phillip Avenue, Cabramatta, NSW, 2166

INSTA Property

House For Sale

Saturday, 24 August 2024

18 Phillip Avenue, Cabramatta, NSW, 2166

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House

HOUSE PLUS GRANNY FLAT ON ONE OF CABRAMATTA BEST STREETS

We are proud to offer for the 1st time in more than 30 years to the market, this fully renovated 3 bedroom home plus study room and 2 bedroom granny flat built-in 2017, ready for your family to move straight in and enjoy.

This family home features an outstanding list of inclusions:

Prime Position:

One of the best streets, this home is located in a quiet cul-de-sac. This beautiful location is the central hub where it offers footsteps to buses, a less than 10-minute walk to shops, train station, school and a couple of minutes drive to Cumberland Highway or Hume Highway. It is a perfect opportunity for extended family or potential investment.

Front Home:

- :: 3 spacious bedrooms with built-ins, plus air-conditioning in the main bedroom
- :: Renovated high-quality kitchen with stone benchtop and breakfast bar, stainless steel appliances and ceramic cooktop
- :: Renovated modern bathroom with frameless screen and stone vanity
- :: New EU made floating timber floor
- :: Bonus study room plus 2nd shower and toilet in the laundry
- :: Separate family & living room
- :: Double locked up garage with space for storage
- :: Low maintenance garden

Granny Flat:

- :: 2 spacious bedrooms with built-ins
- :: Modern kitchen with stone benchtop and breakfast bar, stainless steel appliances and ceramic cooktop
- :: Modern bathroom with frameless screens
- :: Open plan living area with air conditioning
- :: Fantastic outdoor entertaining with a timber deck overlooking beautiful flowers and child-friendly grassed yard
- :: Separate footpath

Bluechip location

- :: Land size: 15.5m x 36m = 558m² approx,
- :: A rare opportunity to purchase a much-loved family home plus extra income currently tenanted in the granny flat or renting the whole with potential rental income up to \$1,000 a week.

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