

# 197 Marsden Road, Carlingford, NSW 2118

## Sold House

Thursday, 5 October 2023

197 Marsden Road, Carlingford, NSW 2118

**Bedrooms: 3**

**Bathrooms: 1**

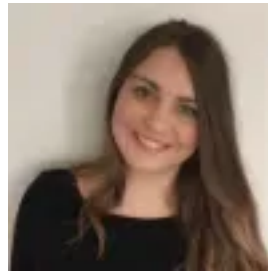
**Parkings: 4**

**Area: 961 m2**

**Type: House**



Aaron Walters  
1300090666



Taylor Walters  
1300090666

**\$1,700,000**

Positioned in an extremely central location in one of Carlingford's most desired and tightly held pockets, this property offers families, developers, builders, and investors an abundance of opportunities to either build a duplex, house and granny flat or land bank and rent the appealing home that currently occupies the site, the choice is yours! Set on this HUGE 961m<sup>2</sup> allotment, this is the perfect blank canvas to let your dreams conceptualise into reality. The lovingly cared for home could easily be occupied whilst you finalize your building plans and DA approval or stay a long time and enjoy the fabulous location whilst being a stone's throw to everything!

Home Features:

- 961m<sup>2</sup> allotment with 20.8m frontage and 47m depth (approx.)
- Superbly clear block with a gentle fall to rear
- Suitable for DUPLEX or house and granny flat development
- 3 generous bedrooms, original main bathroom
- Tiled flooring throughout
- Separate lounge/dining with large eat in kitchen
- Deep secure garaging with plenty of room for a workshop and under house storage
- Separate laundry and second WC
- Rent potential \$750 per week

Area:

- Carlingford Court & Village Shopping Precinct 1.6km
- Eastwood Train Station and Shopping Precinct 2.2km
- Carlingford Public School 800m
- James Ruse Agricultural School 3.2km
- Marist College Eastwood 1.6km
- Fred Spurway Park 600m

\*Duplex, house and granny flat subject to council approval