

# 198 Memorial Avenue, Liverpool, NSW, 2170

## House For Sale

Tuesday, 6 August 2024

198 Memorial Avenue, Liverpool, NSW, 2170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Urgent Sale, R3**

Home Owners, Developers, Builders and Investors!

R3, 3 bedroom brick residence sitting on a clear block with 30.6 m frontage and 695.6 sq m. Possibilities are endless ... move in, build a duplex, subdivide or simply rent out, with plenty of room for granny flat.

Located in the forever-growing Liverpool, situated close to all amenities, including Liverpool Public School, parks, childcare centres and shops makes this residence ideal for the home buyer or investor/builder. Featuring a well-proportioned, 3 bedroom brick home, with floorboards throughout living area's consisting of a separate lounge room, dining, kitchen, bathroom, separate toilet and lock up garage with a loft. Plenty of room for the kids to play and heaps of future development potential. The home is currently rented to great tenants who are very eager to remain and renew their lease. This may be the investment or home you have been looking for!

The owner's instructions are to sell quickly! This opportunity is not to be missed. With a scheduled 1-week auction campaign and a highly motivated vendor that will consider all offers prior to auction, you do not have time to waste! Enquire today.

The auction will be held on-site on the 10th of August at 11:00 am, unless sold prior.