

**21 Church Street, Appin, NSW, 2560**



**House For Sale**

Tuesday, 17 September 2024

21 Church Street, Appin, NSW, 2560

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 14**

**Type: House**

## House & Granny Flat on Half Acre, 2,023sqm Block

Welcome to 21 Church Street, Appin whether you're buying the property to create a development project OR looking for that next investment opportunity with house & granny flat combined, this property offers versatility and future uplift potential no matter what your purpose is. Situated in the heart of Appin, ideally positioned in a premium street location, is this truly stunning family home offering everything for the adults and kids to enjoy situating on 2,023sqm.

Zoned R2 this property has future re-development potential with a variety of possibilities (subject to approval) with plenty of space for entertaining and only a 20-minute drive to the beaches of Wollongong. The property comes with 13 solar panels with a 5-kilowatt system, along with a substantial driveway suitable for multiple vehicles including a boat or caravan, with plenty of side access with several double lock up garages catered for the car enthusiast.

On entering the home, you'll notice the spacious family living area, with an inbuilt fireplace and fully carpeted throughout. This is the perfect space to enjoy down time with family & friends. This home boasts three generously sized bedrooms, with built-in wardrobes in two of them. The property comes with its very own original bathroom with shower and toilet combined. The streamlined original kitchen comes with laminate benchtops, four plate electric stove, double sink, dishwasher, and ample cupboard space, this won't disappoint the budding chef of the family, overlooking the huge, spacious sunroom.

But the story doesn't end here. Tucked away on the property is a delightful one-bedroom granny flat, offering a haven of independence. Inside, you'll find a cozy bedroom, boasting an original bathroom with shower and toilet combined. The flat's main living area is cooled by a split system air conditioner, ensuring year-round comfort.

Appin offers a superb rural lifestyle with modern township convenience's, excellent shopping, a large variety of specialty shops and restaurants with local parks, skate park and other recreational activities just minutes away. Located 90 minutes Southwest of Sydney in the Wollondilly Shire, only 15 minutes from Campbelltown CBD and 15 minutes to the Illawarra's Northern seaside villages of Thirroul and Austinmer with some of the countries most spectacular coastline and beaches.

### Features Include:

- ☑ Situated in the heart of Appin, ideally positioned in a premium street location.
- ☑ Truly stunning family home offering everything for the adults and kids to enjoy situating on 2,023sqm.
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\* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.