

**3 Denbern Street, Bossley Park, NSW, 2176**



**House For Sale**

Tuesday, 13 August 2024

3 Denbern Street, Bossley Park, NSW, 2176

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Single Level Gem on over 600sqm of land!

Team Yokhana and Ray White Wetherill Park & Cecil Hills are proud to bring to the market number 3 Denbern Street in Bossley Park, peacefully tucked away in one of Bossley Parks greater pockets, a level parcel of land offering a fantastic opportunity for first home buyers, young or large families, Investors, or developer to enter the market. With further potential to capitalize on the land with potential to build a Granny Flat (STCA) or a knockdown rebuild! On offer is a neat and tidy 3-bedroom brick home.

An amazing opportunity for first home buyers or investors to enter the market cash in immediate rent and add a granny flat and double your income + increase your capital growth or to move in this home has it all!

### Featuring :

- 3 Bedrooms, two including built-ins
- 2 Living areas, one being an oversized family area.
- Granny Flat potential (S.T.C.A)
- Generous 602sqm block
- Level parcel of land, a frontage of approximately 15.1m approx. this home is suitable for a knockdown and rebuild for your dream home
- Superb location, close to all major amenities, Including shops, schools, local parks and places of worship

### Location:

- 600m to Local Bossley Park Shops
- 950m to Mary Immaculate Catholic Primary School
- 950m to Club Marconi
- 1.0km to Prairie Vale Public School
- 1.2km St Thomas Church
- 1.5km to Stocklands Wetherill Park Shopping Centre