

**3 Sepik Place, Kearns, NSW, 2558**



**House For Sale**

Monday, 23 September 2024

3 Sepik Place, Kearns, NSW, 2558

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Unlock Your Dream Project: Prime Renovation Opportunity!

On-Site Auction on Saturday 12th October @ 10.30am. To register to offer OR to follow this campaign copy the below link into a search engine: <https://buy.realtair.com/properties/143596>

**Termite History:** Please note, the property had a termite issue in 2011 which was treated. The termite damage has not been repaired, so the home will need a lot of attention in these areas.

Are you ready to transform a diamond in the rough into a stunning masterpiece? This fantastic property offers endless potential for the savvy investor, ambitious flipper, or a growing family eager to create their forever home. Whether you're looking to flip and profit, invest in a promising asset, or craft the home of your dreams, this property is your blank canvas. Don't miss out on this incredible opportunity to make your mark!

**Location, Location, Location:** Nestled in a sought-after cul-de-sac in Kearns, known for its strong market appeal and family-friendly environment. 950m to IGA Kearns Shopping Centre, 750m to Kearns Public School, 350m to Clarke Reserve, 800m to Raby Oval Sporting Fields, 2.4km to Eagle Vale Marketplace, 1.5km to The Hume Highway On Ramp.

### Key Features:

**Spacious Layout:** Generous square footage with ample room for customization and expansion. L-shaped lounge and dining room with floating timber floors, a tiled family room adjacent to the kitchen, and a practical internal laundry with a handy third toilet.

**Blank Canvas:** Ready for your vision and creativity to shine. Perfect for a full renovation.

**Accommodation:** Upstairs offers five bedrooms, including a master suite with a walk-in robe and original ensuite. Two additional bedrooms come with built-in wardrobes and offer great views.

**Kitchen:** The large kitchen is original and in poor condition, offering a blank slate for a modern renovation.

**Bathrooms:** Both the ensuite and main bathroom are original and in very poor condition. The main bathroom includes a convenient separate toilet.

**Garage:** The oversized garage provides ample space not only for your vehicle but also for additional storage or a custom workshop. With its generous dimensions, this area is perfect for hobbyists, DIY enthusiasts, or those in need of extra room for tools, equipment, or seasonal items.

**Land Size:** Set on a spacious 564.4m<sup>2</sup> block with a wide 25m frontage, this property offers ample yard space, perfect for parking a caravan or multiple vehicles. The expansive backyard features a concrete entertaining area, providing a great space for gatherings, while still leaving plenty of room for children's play equipment. The property is enclosed with durable Colorbond fencing, offering privacy and security for the whole family.

"In Need of a Lot of Love Renovators, Take Note!"

If you're ready for a project, this property is calling your name! Full of character and potential, this home is waiting for someone to breathe new life into it. With plenty of space and a large frontage, it's the perfect opportunity to create something truly special. Whether you're an experienced renovator or simply love a good challenge, this is your chance to make your mark and transform the property into a standout home.

Ideal for those ready to take on a renovation project, the spacious layout and versatile block offer endless possibilities. Whether you envision crafting your dream home or adding significant value as an investment, this property gives you the flexibility to do it all.

Don't miss out on this fantastic opportunity to create value in a prime location. Whether you're looking to flip, invest, or create a personalized haven, this home is ready for your creative touch.

Contact us today to schedule a viewing or simply turn up to our next advertised open house. Explore the possibilities and make this project your own!"

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