

**30 Alan Street, Yagoona, NSW 2199**



**House For Sale**

Sunday, 26 May 2024

30 Alan Street, Yagoona, NSW 2199

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Joshua Nassif  
0499771178



Lillian Bashir  
0499411678

## AUCTION

Perfectly positioned in a quiet, family friendly street, offering great potential at present and in the future, is this classic three bedroom family home ready for you to enjoy or develop in the future. Located just moments away from everything Yagoona and Birrong have to offer, this home portrays a functional floor plan and is well presented. Poised on a spacious 600.7m<sup>2</sup> block with a 15.24m frontage, this opportunity offers duplex or granny flat potential for the future (STCA). This home also offers:

- Three spacious bedrooms, two with built-in wardrobes
- Well maintained kitchen and bathroom
- Formal living area can make the 3rd bedroom
- Formal dining area
- Lounge room extends off the kitchen area
- Separate laundry with additional toilet
- Undercover pergola plus sheltered BBQ area
- Single carport plus lock-up garage and workshop
- Driveway provides additional off street parking
- Spacious backyard
- Storage sheds

All this is located within proximity to local schools, parks, shops and public transport. We highly recommend you come out to inspect to really appreciate what this home has to offer. Contact Joshua Nassif | 0499 771 178