

**31A Angelo St, Burwood, NSW, 2134**



**House For Sale**

Thursday, 22 August 2024

31A Angelo St, Burwood, NSW, 2134

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Invest Now, Build Later. Well Maintained Family Home on 543sqm**

This well maintained single level home presents the perfect investment prospect with a sensational opportunity to further capitalise and add value STCA. Presently set up as a seven bedroom home, there is scope to extend, add a second floor or to build your dream home STCA. Its location is within walking distance to Burwood CBD, elite schools, Westfield shopping, parklands & a selection of transportation options.

### Features:

Well maintained single level home with updated kitchen and bathroom

Land is not heritage listed or in a conservation zone, new home site STCA

Currently leased to long term tenants looking to stay, \$940/week income

Configured as a seven bedroom home, can be re-stored to its former glory

Generous unoccupied rear yard could house a secondary dwelling STCA

Excellent location, short walk to Burwood train station, Westfield's and cafes

Near local elite schooling, numerous parks and shopping precincts

Perfect site for your new home or duplex development STCA