

**32 Susan Street, Auburn, NSW 2144**



**House For Sale**

Wednesday, 19 June 2024

**32 Susan Street, Auburn, NSW 2144**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



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## **AUCTION - Saturday 13/07/2024 at 1:30pm, ON SITE**

Welcome to 32 Susan Street Auburn! This charming and large sized 4-bedroom is perfect for your family offering sun-drenched & airy formal living & dining room off the updated gourmet gas cooking kitchen with ample storage spaces & dine-in breakfast bar. The home is finished with near new floorboards & tile flooring, heightened 3.0m ceilings, full sized bathroom plus the second bathroom sharing the internal laundry. Undercover entertainment area to the extra large backyard with mature fruit trees, all can be accessed from the lengthy driveway that provides ample off street parking. Perched on a prestigious 607sqm parcel of land and in the heart of Auburn providing ample opportunity to invest with an opportunity for an additional Granny Flat (S.T.C.A). Or simply build your dream home with plenty of space for the whole family to enjoy. Zoned R3 - Medium Density Residential (Cumberland Local Environmental Plan 2021). Property Features: • 4 good sized bedrooms all with built-in wardrobes • Voluminous sun-drenched formal lounge, dining off the updated gas kitchen with ample storage space & dine in breakfast bar • Well presented floorboards & heightened ceilings throughout most part of the home adding to the ambience and space • Undercover entertainment & BBQ area while enjoying the low maintenance fruitful garden • Lengthy driveway provide multiple off parking with access to an extra large backyard • One full sized bathroom plus a 2nd bathroom sharing the internal laundry • Located in a quiet residential street boasts abundance potential redevelopment or additional Granny Flat (S.T.C.A) • Perched on a large 607sqm level block with a 12.19m frontage • Minutes to multiple option of Schools, Auburn Central & railway, restaurants, cafes, sporting facilities, all other local amenities & facilities • Currently tenanted to great long term tenants paying \$700 per week

Summary: Located in the heart of Auburn CBD presents this family home close to Shops, Schools, Transport and trendy Cafes and Restaurants. This is a rare opportunity to secure a family home with loads of potential in the most convenient location. We look forward to greeting and welcoming you at the next open inspection. \* Inspection:

Saturdays 1:00 - 1:30pm\* Auction:

Saturday 13/07/2024 at 1:30pm, ON SITE.

NOTE: The information obtained in these documents are from sources we believe to be reliable. However, we cannot guarantee its accuracy. Does not constitute any representation by the vendor/s or agent. Prospective purchasers or interested persons are advised to carry out their own investigations.