

**35 Craigie Avenue, Padstow, NSW, 2211**



**House For Sale**

Thursday, 29 August 2024

35 Craigie Avenue, Padstow, NSW, 2211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Lush Pillay

0297711177

## Endless Potential on 645sqm With A 15.24M Frontage In One of Padstow's Sought-After Streets

Red Carpet Event | Wednesday 18th September at the Revesby Workers Club (2B Brett St, Revesby) at 6:30pm.  
Registrations from 6:00pm.

First time offered in over 60 years, nestled in a tranquil and convenient location, this brick family home is ready for its new owners. Set on the high side of the street, on approximately 645sqm with a 15.24m frontage, it presents a fantastic investment opportunity with the potential of a duplex site (subject to approval), the perfect spot to build your dream home or simply renovate with a solid structure. The home boasts generous living spaces with a lounge flowing seamlessly into the dining and kitchen areas, three spacious double bedrooms, kitchenette, and separate retreat containing a full bathroom. Offering both comfort and versatility, the home is only minutes' walk to all Padstow amenities including train station, shops, schools, parks and cafes. Make this one a must to see!

Complete with side access to a teenage retreat at the rear. Additional features include air conditioning, high ceilings, large backyard, sunroom, ceiling fans, guest w/c, storage shed, and ample driveway space and ample off-street parking. Primely located just a short 3-minute drive/1.5km to Padstow station, shops and cafes. Multiple choices of schooling being only a short 2-minute drive/12-minute walk/1.1km away, and a mere 550m/7-minute walk to the bus stop, making commuting a breeze. Don't miss out on this opportunity to create your dream home in a central community locale.

Key features:

- \* Set on approximately 645sqm of land with a 15.24m frontage
- \* Double bedrooms, large separate retreat with full bathroom
- \* Huge development opportunity subject to council approval
- \* Dual occupancy or granny flat potential (STCA) ideal for investment
- \* Rear teenage retreat, guest w/c, air-conditioning, ample off-street parking
- \* Single lock-up garage with ample driveway parking & sunny level lawn
- \* 3-minute drive/1.5km to Padstow station, shops and cafes

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.