

**45 Williamson Crescent, Warwick Farm, NSW, 2170**

**CENTURY 21**

**House For Sale**

Monday, 5 August 2024

45 Williamson Crescent, Warwick Farm, NSW, 2170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## HOME AND RELOCATABLE GRANNY FLAT COMBO ON 700sqm with 2 titles!

Located within walking distance to the vibrant Liverpool CBD, an exciting renovation/subdivision/investment project set on a level and rectangular 700sqm lot on 2 titles with an impressive 20.4m frontage, and zoned R2 Low Density Residential that allows for a minimum lot size of 300sqm.

\* 3 bedroom home plus relocatable 1 bedroom self contained granny flat

\* Modern renovated kitchen

\* Neat bathroom in original condition

\* Single detached garage & carport

\* Land size approx. 700sqm on 2 titles

\* Impressive 20.424m frontage

\* ZONED R2 Low Density Residential

DISCLAIMER: While Century21 Combined Liverpool has made every effort in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Century21 Combined Liverpool encourages and advises all prospective purchasers to make their own inquiries in order to verify the information contained herein