

# 46 Second Avenue, Campsie, NSW 2194

## House For Sale

Saturday, 18 November 2023



46 Second Avenue, Campsie, NSW 2194

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 506 m2**

**Type: House**



Gavin Sanna

0297632277

## **Auction - Contact Agent**

Positioned just moments to Campsie's vibrant shopping strip, train station, park lands and schools, this neat and tidy home set on a level 506m<sup>2</sup> block, presents outstanding potential. With a sunbathed North Easterly aspect, the home features 3 bedrooms, generous living room and separate dining. There is a separate studio with potential to improve as extra accommodation (STCA), a huge rear yard and side driveway providing off street parking for several cars, this is a chance not to be missed. A great opportunity to renovate or knock down and build your dream home (STCA) or ideal to live in or rent out now and reap the rewards later, loaded with enormous future potential due to its R4 high density redevelopment zoning. Highlights include:

- Open plan living leading out to enormous rear yard.
- Large undercover entertaining, private backyard
- Three good sized bedrooms, built in robes
- Studio/teenage retreat
- Walk to Campsie station, New Metro and shopping
- Walk to shops, restaurants, cafes and all amenities Campsie Station
- Walk to Cooks River Reserve, Cycle track and bus stop
- Lots of scope to renovate or rebuild (STCA)

Within walking distance to every convenience, this is an amazing opportunity to capitalize on a great position with upside to extend, renovate or further develop STCA. Contact Gavin Sanna on 0412 324 224 for details on this wonderful opportunity or insights on his expert knowledge of the property market in your area. Disclaimer: We have in preparing this document, used our best endeavours to ensure that all the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document.