

# 7 Lloyd Street, Bexley, NSW, 2207

ASSET ESTATE AGENTS

## House For Sale

Wednesday, 2 October 2024

7 Lloyd Street, Bexley, NSW, 2207

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Jena Chahine  
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## **Home offers wide street appeal and CDC Plans for New two Story Home with second Dwelling and Pool**

An incredibly rare offering to the Bexley market, this peaceful family home is comfortable yet creates outstanding potential for redevelopment (STCA).

It's placed on a stand-alone sprawling 613sqm block amidst the tranquil greenery of Bardwell Valley Parklands.

A short stroll to Bardwell valley Golf Course and buses, while a walk to Bexley Oval and Angelo Anestis Aquatic Centre.

Features include.

- Well-equipped dine-in timber kitchen with ample cupboard storage
- Three good-sized bedrooms, two with built-in wardrobes
- High ceilings and original Kauri timber floorboards throughout
- Full-sized tiled main bathroom, Split system air conditioner
- Side driveway access to a lock-up garage plus off-street parking
- Walk to IGA, schools, eateries, close to Rockdale & Hurstville shops
- Spacious backyard, great for family gatherings and pets
- Covered alfresco entertaining, above ground concrete swimming pool
- Oversized level backyard with various fruit trees
- Excellent scope to knock down and rebuild (STCA)
- Approved CDC plans available
- Great opportunity to fully renovate to contemporary standards
- Suits investors, builders, developers, couples or families
- Moments from village shops, restaurants, bars plus cafés
- Handy to Westfield Hurstville, Rockdale Plaza and beaches

Inspect Saturday 2.00 - 2.30pm or Call Jena on 0429 188 046 for any further details

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