

# 74 Denison Street, Villawood, NSW 2163



## House For Sale

Sunday, 30 June 2024

74 Denison Street, Villawood, NSW 2163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 588 m2**

**Type: House**



Allen Abed  
0297387999



Le Ly  
0422432057

## AUCTION | Allen Abed

First National Chester Hill is thrilled to present an exceptional opportunity—a wonderful home situated on a sprawling 588.10 sqm easement-free lot, complete with a double lock-up garage and an in-ground pool. This property offers incredible potential for first-time homebuyers, growing families, astute investors, and savvy renovators alike. MAIN FEATURES INCLUDE:- 2 large bedrooms – potential for a 3rd- Large lounge room- Great spacious kitchen with dining area- Large sunny bathroom- Sauna room plus laundry- Huge backyard with in-ground pool- Covered entertainment area- Wide driveway + double lock up garage- Potential to build granny flat (STCA)- Clear easement free land- Situated in a quiet street close to all amenities If you are looking for the perfect first home, ideal investment, potential to build a granny flat or that perfect property to renovate to create your perfect home or looking for the ideal land to build your dream home, this is it! Located in an excellent quiet street within close proximity to local shops, schools, public transport and a short drive to Parramatta, Liverpool, Fairfield & Bankstown CBD APPROX LAND SIZE: 15.24 x 38.92 = 588.10sqm ADDRESS: 74 Denison St, Villawood OPEN HOUSE SATURDAYS: AS ADVERTISED ONLINE AUCTION: ON-SITE SATURDAY 27th July 2024 at 1:00pm For more information or to find out what you need to prepare to bid at Auction contact ALLEN ABED ON 0421 531 360 OR LE LY ON 0422 432 057 \*AUCTION NOTICE: If you are planning to bid at auction YOU MUST HAVE PHOTO ID TO REGISTER & HAVE THE 10% DEPOSIT – PAYABLE AT THE AUCTION Please make sure you arrange the deposit prior to attending the auction, deposit accepted via Bank CHEQUE, over counter Bank Cheques, Personal & Business Cheques will all be accepted. Electronic Funds Transfer (EFT) payments are accepted. YOU MUST INCREASE YOUR TRANSFER LIMIT BEFORE THE AUCTION. PLEASE ARRANGE PRIOR TO AUCTION, if you have any questions, please don't hesitate to contact us. \*Disclaimer: While First National Chester Hill have taken all care in preparing this information and used their best endeavours to ensure that the information contained herein is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. First National Chester Hill urge prospective purchasers to make their own enquiries to verify the information contained herein.