

**8 Koorinda Avenue, Villawood, NSW, 2163**



**House For Sale**

Saturday, 24 August 2024

8 Koorinda Avenue, Villawood, NSW, 2163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Le Ly  
0422432057



Allen Abed  
0297387999

## "Unlock Potential – 17.15m Frontage on Huge 739.80sqm Block"

First National Chester Hill proudly introduces an exciting opportunity—a well-positioned home on an expansive 739sqm block brimming with future possibilities. Whether you are a first-time buyer, investor, renovator, or developer, this property offers endless potential.

### MAIN FEATURES INCLUDE:

- 3-bedroom home
- Large lounge room
- Modern bathroom & functional kitchen
- Sunroom/entertainment area
- Huge backyard
- Lock up garage
- Granny flat or Duplex potential (STCA)
- Situated in a quiet street close to all amenities
- Zoned R3 Medium Density Residential

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 or duplex, this is it! (All subject to council approval and your own enquires)

Boasting an expansive 739.80 sqm block with a wide 17.15m frontage, this property offers ideal development potential with the main sewer conveniently positioned near the front boundary.

(All subject to council approval and your own enquires)

Located on the high side of a quiet street within a short walk to Villawood shopping centre, schools, train station and a short drive to Parramatta, Liverpool, Fairfield & Bankstown CBD

APPROX LAND SIZE: 17.15 X 43.16 = 739.80sqm

ADDRESS: 8 Koorinda Ave, Villawood

OPEN HOUSE SATURDAYS: 1:30pm – 2:00pm

AUCTION: ON-SITE SATURDAY

21st September 2024 at 2:00pm

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.