

# 9 Courallie Ave, Homebush West, NSW, 2140



## House For Sale

Thursday, 22 August 2024

9 Courallie Ave, Homebush West, NSW, 2140

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 4**

**Type: House**



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## Opportunity knocks!

Be quick to not miss out on this opportunity, Zoned R3.

Currently being finished off, this renovated home has scope to add more and is in a prime location within close proximity to public transport, shops, parks, schools, local amenities and Sydney Olympic Park. The smart layout is excellent for growing families or astute investors looking for a ready-made investment, conveniently located close to local markets, shops & public transport.

Boasting updated kitchen and bathrooms, floating timber floors and a wide side driveway leading to garage, workshop/storage and deck, the home is set on a sizeable 496sqm block of land with 12.8m frontage. Zoned R3 Medium Density, providing a potential boutique re-development site opportunity for future capital gains. Potential upgrade zoning.

- \* Lightning Fast fibre optic NBN connection
- \* Full renovation, in last stages of completion
- \* 5 to 6 bedrooms, 5 bathrooms
- \* Separate dining and lounge
- \* High ceilings, ceiling fans
- \* Split system air conditioners
- \* LED lights throughout
- \* Off street parking for multiple vehicles
- \* Large sized yard, 496 sqm land
- \* Lots of scope to add more value (STCA)
- \* Flexible settlement terms

The location is only a short walk to Train Station, Sydney Markets, Paddy's Flemington Market, Homebush West shops, Hudson Park, and a range of highly sought after schools, including St Patricks College and only a few minutes drive to Lidcombe or Rhodes Shopping Centres, specialty stores and supermarkets.

Be quick to not miss out on this opportunity as the owner is very motivated to sell!

Contact Gavin Sanna 0412 324 224

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