

9 O'briens Rd, Figtree, NSW 2525

Sold - 6/03/2010

House 4 1 1



## A Rare Lifestyle Opportunity

A 4,084m<sup>2</sup> unique parcel of land in a prime location - a short walk to Westfield Figtree Shopping Centre, primary and high schools and Figtree Pony Club.

Mostly level, with internal fenced portions, ideal for children or pets to play in complete safety. There is lots of room to move!

Features two dwellings with potential for dual family accommodation or perfect for a work-from-home business with approximately 75m<sup>2</sup> of office space or games area for the kids. Everything has been done - move in over the weekend and be back at work on Monday. Ducted air, alarm, new appliances, network cabling - they're already there!

A fully restored and generously proportioned four double bedroom home of approximately 308m<sup>2</sup> with high ceilings and large, appealing living areas, perfect for big family get togethers or entertaining guests. Massive undercover indoor/outdoor entertainment areas leading onto an expansive patio overlooking a serene rural setting.

Have the best of both worlds - lots of land and lots of house, so close to the CBD and essential facilities.

COUNCIL RATES: \$1,326.60 P/A

WATER RATES: \$602.60 P/A

Auction on site Saturday 6th March 2010 at 2.00pm if not sold beforehand

**Open for Inspection**

By Appointment.

### Listed By

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