

**1 Warbler St, Erskine Park, NSW 2759**

**Sold - \$1,090,000**

House 4  2  1 



## Sold by Angelo

Angelo from Erskine Park Professionals is privileged to offer this quality property to the market.

This impeccable family home, has the following inclusions.

- \* As you step inside this property you are immediately struck with large raked ceilings, open plan living areas flowing into each other, lounge and dining area
- \*Built-in wardrobes to all bedrooms
- \*Massive main bedroom features and ensuite and walk in wardrobe
- \*Large kitchen with plenty of bench space and cupboards, including dishwasher, double sink and a pantry
- \*Ducted air conditioning and ceiling fans throughout

Step outside to a peaceful back yard offering:-

- \*Massive paved area with curved alfresco undercover area as well as rap round bull nosed pergola
- \*Large garden sheds, one with water tank
- \*Saltwater in-ground pool with shade sail
- \*Car parking is not an issue, this includes single lock up garage under the main with driveway parking and double carport offering a total of 4 spots
- \*Granny flat potential (STCA)
- \*Potential to knock down and build duplex for dual occupancy (STCA) and develop
- \*Potential rental income approx \$730.00 - \$780.00 per week
- \*Block size 816m2 with a massive grand frontage

What more could you ask for. Put this property on the "Must See" list today, you wont be disappointed.

**Open for Inspection**

By Appointment.

## Listed By

Angelo Mavris

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