

12 Swampen St, Erskine Park, NSW 2759

Sold - \$890,000

House 4  1  3 



## Sold by Angelo

This family home is situated in a quiet cul-de-sac and would make an ideal home for someone searching for substantial car accommodation or perfect for investors having dual driveway side access perfect to build a granny flat S.T.C.A and to offer each occupancy their own driveway. Set amongst other quality homes in the sought after suburb of Erskine Park and conveniently located only a short distance to James Erskine Public School, Erskine Park High School, Erskine Park Shopping Centre and the M4/M7 motorways. One unique feature of this property is a huge reserve to the rear, perfect for kids to play and dogs to run giving a nice sense of country living.

### Open for Inspection

By Appointment.

THE BEDROOMS: 4 good sized bedrooms.

THE KITCHEN: Beautifully presented kitchen featuring a gas cooktop, and breakfast bar.

THE LIVING SPACE: Spacious meals area off the kitchen plus a huge separate open plan living space with tiled flooring throughout.

THE BATHROOM: main bathroom featuring a separate bath and shower, plus a separate toilet.

### OTHER INCLUSIONS:

- Ducted air conditioning and downlights throughout
- Internal laundry plus an additional separate toilet
- Dual side access through to the rear yard
- Off-street parking for at least 5 cars in the driveway
- Potential rental return of approximately \$590- \$640 per week
- All on an approx 561sqm block with the potential to add a granny flat (STCA)

Disclaimer: try to ensure accuracy of the information provided in this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and/or financial advice prior to making any commitment or decision.

### Listed By

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