



69 Kennedy Street Picnic Point NSW

Situated in a prime location close to all the amenities this solid single level brick home will interest families as well as provide development opportunities.

On entering this home, you will be greeted by a warm and comfortable setting that contains a large open living area with polished timber floors and high ceilings. This room then extends to a separate dining and a second family area.

This home also provides 3 good sized bedrooms with (2) containing built-in-robos as well as an updated bathroom and a modern kitchen with stainless appliances and plenty of storage.

Out the back you have a large undercover patio that is perfect for entertaining. You also have a good-sized east facing yard that is attractively landscaped and easy to maintain. A large lock up garage with extra space for a workshop as well as an adjoining laundry with 2nd toilet.

This home is also conveniently located only 4 minutes walk away and within the catchment for the much acclaimed Picnic Point Public School. It is also 2 minutes walk away and within the catchment for Picnic Point High School.

With Bus transport just outside and across the road (Route 923) you are within easy reach to all nearby train stations including Revesby Station.

A short 5 minute walk to the Picnic Point Shops on Kennedy Street is also very handy and convenient.

With a frontage of 18.29m and a block size of approximately 556.4 sqm this home is also suitable to construct a duplex development (S.T.C.A) (subject to council approval).

This home will also appeal to a family that can move in straight away or may wish to extend or build a brand new family home for the future.

With such a prime location close to all the amenities this home is a "must see".

We Love:

- Perfect family home with 2 living areas
- Brick home with 3 good sized bedrooms
- Modern Kitchen with stainless appliances

Pluses:

- 556.4 sqm block with 18.288m frontage
- Close to schools, shops, transport and parks
- Potential duplex development site (S.T.C.A)

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

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Price : \$ 1,150,000

Land Size : 556.4 sqm



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69 Kennedy St,
Picnic Point, NSW
Floorplan & Siteplan
(siteplan not to scale)



This diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries.
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