



#### 46 Iberia Street Padstow NSW

Situated approx. 10 minutes walk to Padstow Shopping Village and train station, this property is an exceptional federation style home with 4 bedrooms, 2 living areas and a teenage retreat.

Sitting on approx. 860m<sup>2</sup> parcel of level land this property is an ideal family home, investment and a Potential Development Site STCA as it also offers a 15.24m frontage.

Don't miss this opportunity to secure one of the areas most sought after properties.

This home also offers:

- ? Floorboards throughout
- ? Updated bathroom
- ? Air conditioning
- ? Timber kitchen with dishwasher
- ? Loft style bedroom upstairs with plenty of storage room
- ? Above ground pool & entertainment area
- ? Large shed




We Love:

- Walk to shops and station
- Level land approx. 860m<sup>2</sup>
- Frontage approx. 15.24m

Pluses:

- Large bedrooms
- 2 living areas
- Teenage retreat

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.

4  2  2 

**Price** : \$ 1,320,000  
**Land Size** : 860 sqm



**Rema Fakhoury**  
**02 9771 6115**  
[rema@allianceaust.com.au](mailto:rema@allianceaust.com.au)



46 Iberia Street,  
**Padstow, NSW**  
Floorplan & Siteplan  
(siteplan not to scale)



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Floorplan by [www.opticoolestudios.com](http://www.opticoolestudios.com)