ALLIANCE REAL ESTATE
9771 6115
167 Tower Street, Panania NSW 2213
www.allianceaust.com.au

36 Cook Crescent East Hills NSW

Sitting on 853sqm (approx.) with a 15.24m frontage, this original 2 bedroom home is supremely positioned in a cul de sac street and just moments from East Hills Train Station, shops, schools, childcare facilities and the Georges River.

Providing plenty of options to either renovate, start from scratch and build your dream home, add a granny flat or duplex development (Subject to Council Approval.), the choice is yours.

Offering:
- 2 bedrooms, main with built-in
- Formal lounge plus separate family room
- Original kitchen and bathroom
- Single carport + additional off-street parking
- 3 minute walk to East Hills Train Station and Shops
- Easy Access to the M5
- Land size approximately 853sqm with a 15.24m frontage
- Renovate or Development - Duplex, Granny Flat or New Home (S.T.C.A.)

Blocks of this size are becoming rare and sure to generate a great deal of interest. Contact Theo or Dominika to arrange your inspection NOW.

Exclusively Listed by Alliance Real Estate.

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.

2 **1** **1**

Price : $ 985,000
Land Size : 853 sqm

Theo Kalinderidis
02 8112 8852
theo@allianceaust.com.au

Domi Antalfy
02 9771 6115
domi@allianceaust.com.au

© 2024 - Alliance Real Estate

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's employer is not liable for any loss or damage arising in any way from this message or its attachments.

36 Cook Cres, **East Hills**

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only. **floorplan** by www.opticoolstudios.com

© 2024 - Alliance Real Estate

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's employer is not liable for any loss or damage arising in any way from this message or its attachments.