



### 176 Rex Road Georges Hall NSW

Situated on a rare corner block on approximately 866.1sqm of land with a 30.213m frontage, this home will suit many buyers looking to completely renovate or build a new home or duplex (subject to council approval).

Perfectly positioned in one of Georges Halls' most sought after streets overlooking Ashcroft Reserve and within walking distance to quality schools plus shops, day-care centres and bus stop, this home offers unlimited potential for the lucky purchaser.

#### Offering:




- ? Total land size approximately 866.1sqm
- ? Frontage 30.213m
- ? Opportunity to build your dream home or duplex (S.T.C.A)
- ? 4 bedrooms + sunroom
- ? Original kitchen & bathroom
- ? Garage + carport
- ? Concrete inground swimming pool
- ? 250m to Hope Point Christian School
- ? 300m to St Mary's Queen of Heaven Primary School

- ? 500m to Georges River Grammar
- ? 400m to Georges Hall shopping village
- ? 130m to bus stop

Contact Dominika to arrange your COVID safe inspection.

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.

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**Price** : \$ 1,350,000  
**Land Size** : 866.1 sqm



**Domi Antalfy**  
**02 9771 6115**  
[domi@allianceaust.com.au](mailto:domi@allianceaust.com.au)



176 Rex Road, **Georges Hall**

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](http://www.opticoolstudios.com)

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