



## 24 Banks Street Padstow NSW

An idyllic single level 3-bedroom family home, featuring a free-flowing floor plan which seamlessly integrates a selection of tastefully styled interior and premium finishes.

A renovated kitchen & bathroom + second toilet, sunroom or home office & impressive open plan spaces for everyday living.

Once outside you will find a spacious timber deck overlooking the private and secure grounds.

With a host of quality extras such as air conditioning, polished floorboards throughout, down lights throughout and lots, lots more this home will please even the most fastidious purchaser.




Positioned within close walking distance to shops, schools, and Padstow's express train station. This home offers the investor a great opportunity to rent the current home or build a granny flat (S.T.C.A) and maximise your return with 2 rents with potential future re-zoning from R2 to R4 unit development S.T.C.A.

- 3 sun filled bedrooms with built in robes + sunroom or home office
- Modern Kitchen & bathroom
- Beautifully renovated, Ready to be enjoyed

- Walking distance to shops, schools & train station
- Large outdoor deck
- Long driveway for plenty of parking
- Opportunity to build a granny flat (S.T.C.A) and potential future re-zoning S.T.C.A
- Land size Approximately: 543Sqm - 13.72m frontage

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** : \$ 1,295,000

**Land Size** : 543 sqm



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