



### 11 Browning Street East Hills NSW

Perfectly positioned in a quiet cul-de-sac and within close proximity to schools, shops and East Hills train station, this home is ideal for the first home buyer, investor or keen renovator.

With a flexible floor plan and so much potential to renovate and add further value or build from scratch (S.T.C.A), this home won't last long.




- Located in a quiet cul-de-sac street
- Total land size: 594.4sqm (approx.)
- Frontage approximately 36m
- Flexible floorplan
- 2 bedrooms with potential to convert back into original 3 bedrooms
- Updated bathroom
- High ceilings with ornate features
- Huge single garage plus carport
- Sun-filled backyard
- Opportunity to renovate or build your dream home (S.T.C.A)
- Close to shops and schools
- 1km to Monash Reserve on the Georges River

- 1.4km to East Hills train station

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** : \$ 997,000

**Land Size** : 594 sqm



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11 Browning Street, 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.opticoolestudios.com](http://www.opticoolestudios.com)

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