



### 13 Spence Street Revesby NSW

Sometimes a home comes along and you just know this is the one! It doesn't matter how long your wish list is, this home has it all from location, street appeal, quality, size and lifestyle. We welcome you to inspect and fully appreciate this magnificent family home.

Exuding charm, warmth, and character this sensational North facing single story family home is perfect for those seeking an abundance of space as it offers a versatile floor plan to accommodate the extended family.




Offering 4 double sized bedrooms with built in robes, master bedroom with ensuite and walk in robe, open plan lounge/dining areas, modern kitchen with stainless appliances, stone bench tops, pantry, dishwasher & gas cooking, there is also a separate rumpus/ home office or an option for a 5th bedroom.

Once outside you will find an undercover entertaining area perfect for the seasoned entertainer to host family and friends overlooking the low maintenance manicured gardens & the gas heated salt chlorinated swimming pool.

With a host of quality extras such as a short 6 minute walk to the Revesby train station, Revesby shopping village, Revesby workers & a selection of primary and secondary schools, ducted air conditioning & a genuine two car garage and side access to park your boat or trailer, electric front gate, shutters throughout, down lights, ducted vacuum, ceiling fans in all bedrooms, security alarm, CCTV, intercom & much, much, more.

- 4 bedrooms, flexible floor plan
  - 3 Modern bathrooms and 4 toilets
  - Shutter and downlights throughout
  - Electronic hoist system in one bedroom with its own bathroom
  - Double lock up garage with extra storage and side parking for boat or trailer
  - Heated in ground pool
  - Quiet street - 450 metres from Revesby's train station & shopping village
  - Walking distance to local schools and clubs
  - Picnic Point High School catchment for yr 7 enrolments 2022
  - North facing on the high side of the street
  - Duplex site and possible future rezoning (Subject to concil approval)
  - Land approx 620 sqm with 16.76m frontage
- So if you are looking for a grand family home that offers space, versatility, class in a premier location and future opportunities then look no further!

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.

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**Price** : \$ 1,810,000  
**Land Size** : 620 sqm



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