



20 Kelvin Parade Picnic Point NSW

Occupying a corner position in one of Picnic Point's quietest and most sought-after streets, this four bedroom brick home offers a spacious floorplan and plenty of potential to add further value in the future.

Located within close proximity to local schools, transport, shops and moments from Lambeth Reserve and The Georges River, this is a fantastic opportunity for the astute buyer or investor.

Renovate the existing home or start from scratch and build your dream home (S.T.C.A), the choice is yours!

Offering:




- 4 bedrooms, two with built-in robes
- Light filled kitchen and dining with split system A/C
- Downstairs living + adjacent study nook
- Spacious 2nd living area upstairs with large balcony
- 2 generous bathrooms, one on each level
- Internal laundry + separate 3rd toilet
- Double garage + double car port
- Approx. 2km to East Hills Train Station

- Approx. 1km to Panania Public School
- Approx. 2km to Picnic Point High School
- Approx. 850m to Lambeth Reserve and The Georges River
- Currently leased for \$830 Per Week

For further information contact Jenny or Theo.

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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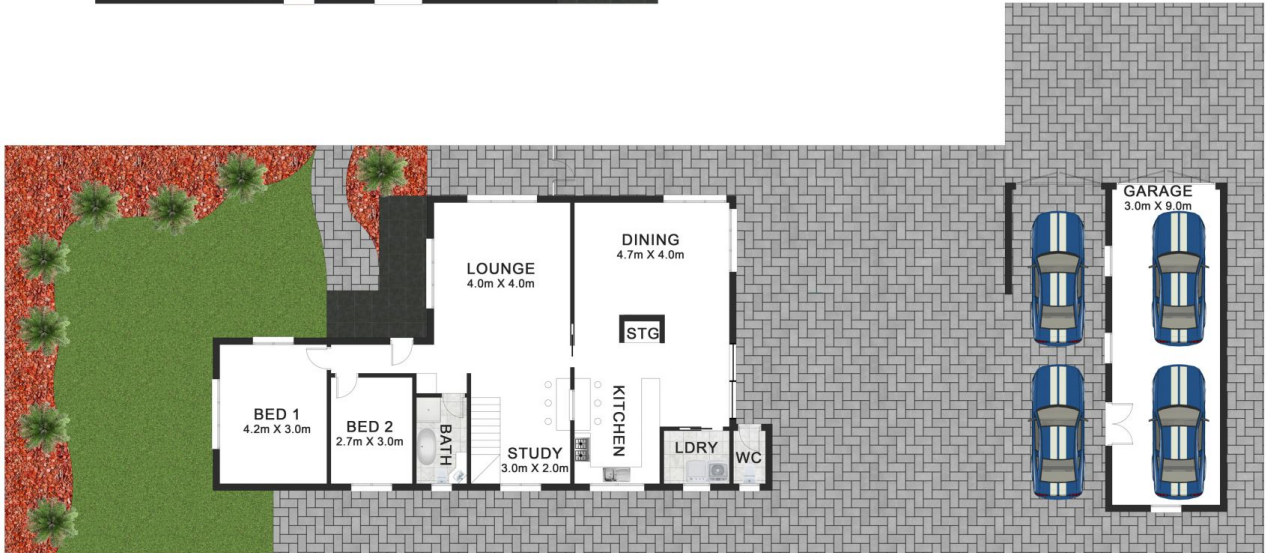
Price : \$ 1,375,000



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