



### 54 Austin Boulevard Picnic Point NSW

Ideally located in a quiet cul de sac street and within the highly sought after Picnic Point Primary School catchment, this much-loved family home has been tightly held by the same family for over 50 years.

Sitting on a generous 916.9sqm block with a recent granny flat addition, this unique property will suit large and extended families as well as investors or those looking to develop in the future (S.T.C.A.)

#### House

- 3 generous bedrooms all with built-in robes and ceiling fans
- Spacious light filled lounge
- Kitchen with adjacent dining
- Large sunroom, perfect for entertaining
- Laundry + separate 3rd toilet

#### Granny flat




- Generous lounge and dining with split system A/C and ceiling fan
- Kitchen with gas cooking
- Tidy bathroom
- Bedroom with built-in robe and ceiling fan

- Internal laundry with external access
- Large grassed yard, perfect for the kids or pets to enjoy
- Land size approx. 916.9sqm
- Dimensions approx. 20.117m x 45.72m
- Single carport + additional off-street parking
- Approx. 2.8km to Revesby Train Station
- Approx. 1.2km to Picnic Point Public School
- Approx. 1.4km to Picnic Point High School
- Approx. 230m to Austin Reserve

For further information contact Theo or Jenny.

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.

4  2  2 

**Land Size** : 916.9 sqm



**Theo Kalinderidis**  
**02 8112 8852**  
theo@allianceaust.com.au



**Jenny Fisher**  
**02 9771 6115**  
jenny@allianceaust.com.au



54 Austin Boulevard, Picnic Point

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.