



38 Water Street, Cabramatta West

## A Spacious Family Home with Strong Duplex Potential (STCA)

Welcome to a home where space, comfort, and family moments come together. Set on a generous 659.6m<sup>2</sup> (total of 2 lots) rectangular block, this inviting two-storey residence offers a rare big backyard—perfect for children to play, family gatherings, and relaxed outdoor entertaining.

With a solid full brick ground floor and brick veneer upper level, the home provides warmth, durability, and peace of mind. Inside, the spacious layout is designed for real family living, with room for kids to grow, parents to unwind, and loved ones to come together.

### Home Features You'll Love:

- 4 spacious bedrooms, ideal for growing or extended families
- 2 bathrooms for everyday convenience
- Two kitchens — one upstairs and one downstairs
- Excellent potential for dual living or multi-generational families

4 2 4

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Cabramatta  
(02) 9726 5566

- Warm and welcoming living and dining areas, perfect for entertaining
- Large, child-friendly backyard with endless possibilities
- Total land size of 659.6m<sup>2</sup>; approx. on a rectangular block (Approx. 15.24m wide 43.4m long)
- Solid full brick construction on the ground floor
- Brick veneer upper level
- Double lock-up garage with secure parking and storage
- Ducted AC and 1 split AC
- Family-friendly location close to schools, parks, shops, and public transport
- Granny flat potential (STCA)
- Ideal block with duplex development potential (STCA).

Whether you're raising a family, accommodating extended relatives, or planning for future growth and development, this property offers comfort today and outstanding potential for tomorrow.

Your next chapter starts here.

- **\*\*All offers must be in writing\*\***

Please be aware that all inquire a contact number and email address. Inquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own inquiries. Virtual/styling furniture may have been used.

## MORE DETAILS

Property ID	1F9YF8S
Property Type	House
Land Area	659.6 m <sup>2</sup>

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