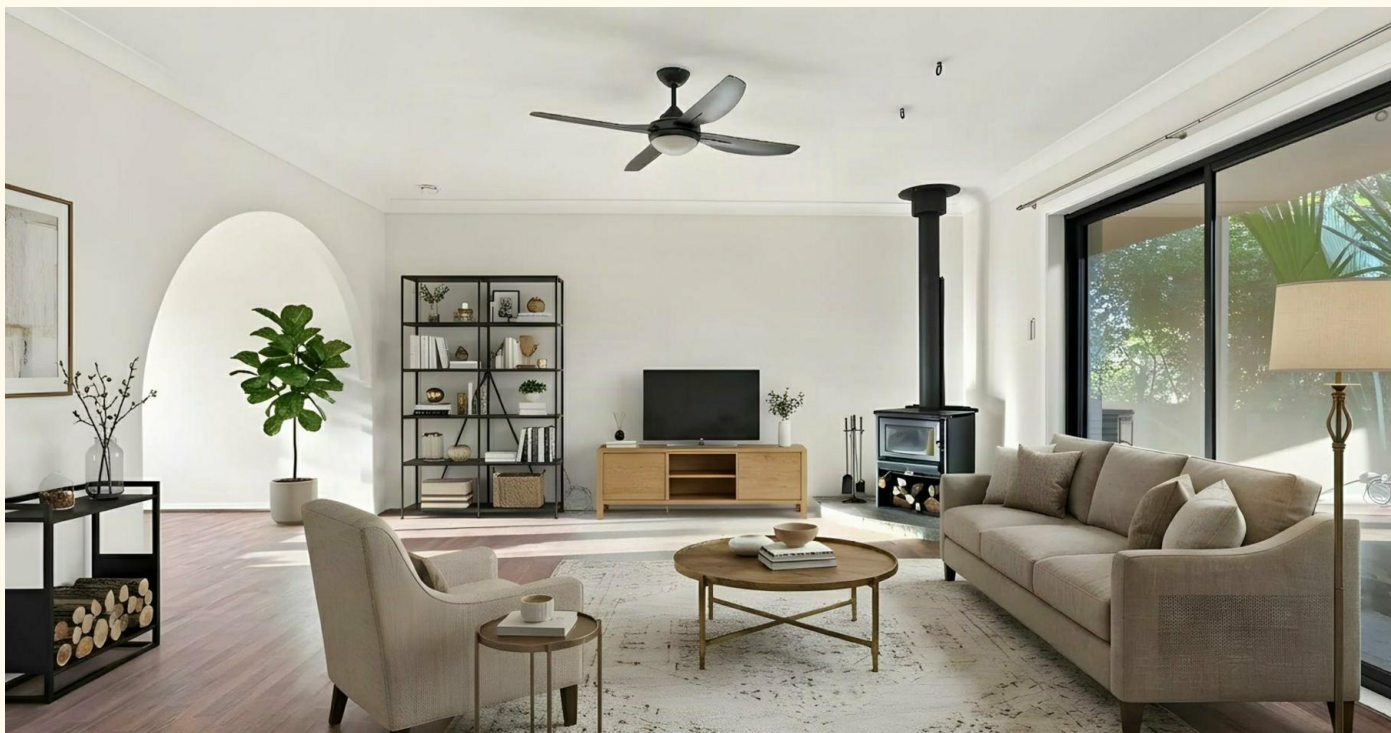


4 Harcourt Place, Eagle Vale

4 2 1

Dual Living at Its Finest – Two Separate Spaces, Endless Possibilities

Offering an exceptional opportunity for extended families, investors, or those seeking versatile living arrangements, this rare property combines two distinct living spaces on one block. With dual living, multiple outdoor areas, generous proportions, and solid brick construction, this is a home designed to accommodate a variety of family needs.

Perfectly positioned close to Eagle Vale Sports High, the property enjoys a highly convenient location while offering an impressive amount of space and flexibility rarely found in the area.

Upstairs:

The main residence welcomes you with a beautiful front courtyard and a spacious, light-filled interior. Featuring three generously sized bedrooms, this level provides excellent accommodation for the family, with recently carpeted floors adding warmth and comfort throughout.

The inviting living area is enhanced by a fireplace, creating a cosy setting for relaxing with family and friends. Heaps of natural sunlight

FOR SALE

Please Call

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Interested parties must rely solely on their own enquiries.



fill the home, while the spacious kitchen offers ample storage, generous preparation space, and a dedicated dining area designed for everyday family living and entertaining.

A practical bathroom services the upper level, while the thoughtful layout provides plenty of space for everyone to enjoy.

Downstairs:

The lower level offers exceptional versatility with a separate living area, a generously sized bedroom with its own ensuite, and ample additional space that could be utilised to create a kitchenette, subject to the appropriate approvals.

A dedicated laundry area, downstairs storage, and a workshop provide valuable additional space, particularly for those looking for extra storage or a practical work area without a garage. The generous floor space further enhances the flexibility of this level, making it ideal for extended family accommodation, teenagers, guests, a home office, or potential rental use, subject to relevant approvals.

Step outside to discover a spacious backyard featuring a beautiful native garden, offering a peaceful and leafy setting for relaxing, entertaining, or enjoying time outdoors. The backyard provides plenty of room for family gatherings and children to play, while the additional outdoor spaces create multiple areas to enjoy.

Combined with the front courtyard, this property offers an abundance of outdoor space rarely found in homes of this nature.

Built with solid brick construction and complemented by four off-street car spaces, including three out front and one behind the gate, this is a substantial property offering space, flexibility, and genuine long-term potential.

Property highlights:

- Two properties for the price of one
- Exceptional dual-living opportunity
- Solid brick construction
- Three-bedroom main residence upstairs
- Additional bedroom downstairs with private ensuite
- Separate living area downstairs
- Spacious upstairs living area with fireplace
- Heaps of natural sunlight throughout the home
- Spacious kitchen with ample storage and dining area
- Recently carpeted upstairs
- Practical upstairs bathroom
- Downstairs space suitable for kitchenette, subject to approval
- Separate downstairs laundry area
- Downstairs storage area
- Dedicated workshop
- Multiple living zones
- Beautiful front courtyard
- Spacious backyard for family entertainment and relaxation
- Native garden
- Additional outdoor space
- Four off-street car spaces – three out front and one behind the gate
- Ideal for extended families, investors, or those seeking flexible living
- Excellent potential for multi-generational living, subject to approvals

Location highlights:

- Close to Eagle Vale Sports High
- Close to Eagle Vale Shopping Centre and local shops
- Minutes to Eschol Park and Raby shopping precincts

- Close to local parks, playgrounds, sporting fields, and recreational facilities
- Nearby quality schools, childcare centres, and educational facilities
- Convenient access to public transport and local bus services
- Easy access to Campbelltown CBD and Macarthur Square
- Close to Campbelltown Hospital and Western Sydney University
- Quick access to the Hume Motorway and major arterial roads
- Conveniently located near caf&ecute;s, restaurants, and everyday amenities

Offering the rare combination of dual living, multiple bedrooms, separate living areas, generous outdoor spaces, downstairs storage and workshop areas, a native garden, solid brick construction, and a highly convenient location close to Eagle Vale Sports High, 4 Harcourt Place presents an outstanding opportunity for buyers looking for flexibility, space, and long-term value.

Whether you're accommodating extended family, looking for additional living and storage space, or exploring an investment opportunity, this versatile property offers possibilities that are truly difficult to find.

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MORE DETAILS

Property ID	FEWHG3
Property Type	House
Land Area	587.6 m2
Including	Toilets (2)

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