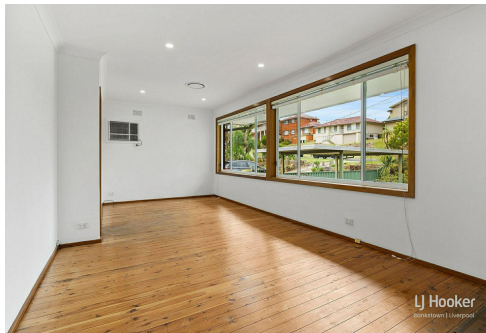




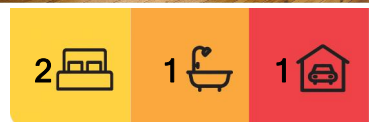
## Georges Hall, 56 Caroline Crescent

Single Storey Family Home with Development Potential (S.T.C.A)

This is the opportunity you've been waiting for. A charming original family home situated in one of George's Halls best streets. On offer is the perfect entry level property with a generous land area of approximately 556.4sqm with a 15.24m frontage, this property offers an abundance of space for you to transform and create your dream family home or develop (s.t.c.a).

An ideal location for families, Georges Hall is known for its peaceful environment, friendly community, and proximity to schools, parks, and other amenities. This is a place where your family can grow and thrive.

The backyard is expansive, offering plenty of room for a garden, a pool, or even an extension of the house. It's a blank slate waiting for your creative touch. This property is not just a house, but a potential home filled with endless possibilities. It's a renovator's



**For Sale**

For Sale: \$1,250,000 - \$1,280,000

**View**

[ljhooker.com.au/104HF8E](http://ljhooker.com.au/104HF8E)

**Contact**

**Sam Nader**

0450 400 001

[Sam.bm@ljhooker.com.au](mailto:Sam.bm@ljhooker.com.au)

**Chedi Chidiac**

0431 154 586

[Chedi.BL@ljhooker.com.au](mailto:Chedi.BL@ljhooker.com.au)



**LJ Hooker Bankstown**  
(02) 9708 2244

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

dream and a perfect investment opportunity.

Note: Plans for dual occupancy have been submitted with council. Should you wish to obtain a copy of the plans, feel free to contact one of the listing agents.

#### Property Features:

- Two spacious bedrooms
- Bathroom with separate bath and shower and washroom
- Laundry with external access
- Timber decking with pergola area with vinyl shutters
- Private and peaceful grassy yard with two garden sheds
- Fenced front yard with large carport
- Sought after street within proximity to local amenities
- Set on approximately 556.4sqm with a 15.24m

DISCLAIMER: While LJ Hooker Bankstown Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

## More About this Property

|               |                                    |
|---------------|------------------------------------|
| Property ID   | 104HF8E                            |
| Property Type | House                              |
| Land Area     | 557 m2                             |
| Including     | Air Conditioning<br>Secure Parking |

#### Sam Nader 0450 400 001

Director | Sam.bm@ljhooker.com.au

#### Chedi Chidiac 0431 154 586

Licensed Real Estate Agent | Chedi.BL@ljhooker.com.au

#### LJ Hooker Bankstown (02) 9708 2244

11 Marion Street, BANKSTOWN NSW 2200

bankstown.ljhooker.com.au | bankstown@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Bankstown**  
**(02) 9708 2244**



56 Caroline Crescent, **Georges Hall**

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.