



9 Wales Street, Greenacre

## Versatile Family Home with Endless Future Potential in a Prime Location

Set in a convenient and family-friendly location, this well-presented single-level brick home offers immediate comfort with exciting potential for the future. Recently refreshed with new paint and thoughtful updates throughout, the home is move-in ready and perfectly suited to families, investors, or those looking to renovate or rebuild their dream home or add a granny flat at the rear for dual income potential (STCA).

Inside, the home showcases a flexible and practical layout designed for easy living. Multiple light-filled living zones create a warm and inviting atmosphere, enhanced by tiled flooring throughout, ensuring low-maintenance living. Outdoors, the home continues to impress with a covered entertaining area, wood fire oven and convenient side access, offering the potential to add a granny flat (STCA) for extended family or dual income opportunities.

Positioned just a short 5-minute drive to Wiley Park station and shops and just minutes to Greenacre shops, schools and nearby places of worship, this home delivers both lifestyle and long-term value. With an

3 1 6

**FOR SALE**  
\$1,570,000

### AGENTS

Lush Pillay  
0407 121 573  
lush.pillay@ljhooker.com.au

Baker Chahwan  
02 9771 1177  
baker.chahwan@ljhooker.com.au

### AGENCY

LJ Hooker Padstow  
(02) 9771 1177

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.

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estimated rental return of approximately \$850 per week, this is an attractive option for investors seeking strong returns and long-term value.

- Single level brick home with three well-proportioned bedrooms
- Multiple light filled living areas plus dedicated dining space
- Tiled throughout for low maintenance living, freshly painted & updated finishes
- Undercover outdoor entertaining area with wood fire oven, internal laundry w/ separate toilet
- Move-in ready with potential to renovate, build dream family home (STCA)
- Side access and rear yard with granny flat potential (STCA) for dual income potential
- Just a 5 minute drive to Wiley Park station & shops, just minutes to Greenacre shops

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries. Some images may have been digitally enhanced to show potential for presentation purposes.

## MORE DETAILS

Property ID	1EZBFAE
Property Type	House
Including	Close to Schools Close to Shops Close to Transport

### Lush Pillay 0407 121 573

Principal & Director | lush.pillay@ljhooker.com.au

### Baker Chahwan 02 9771 1177

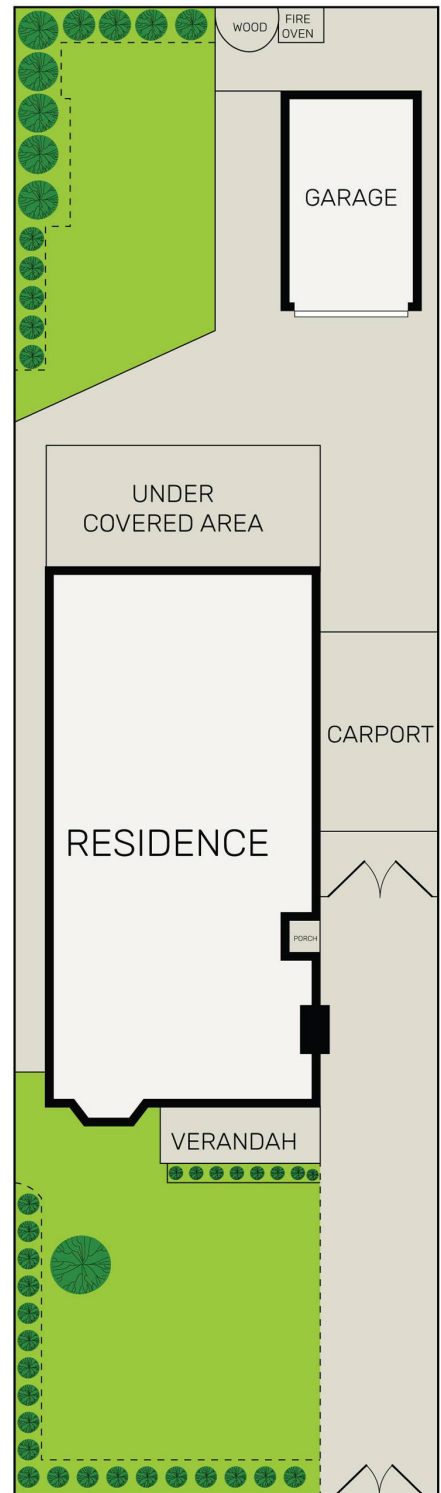
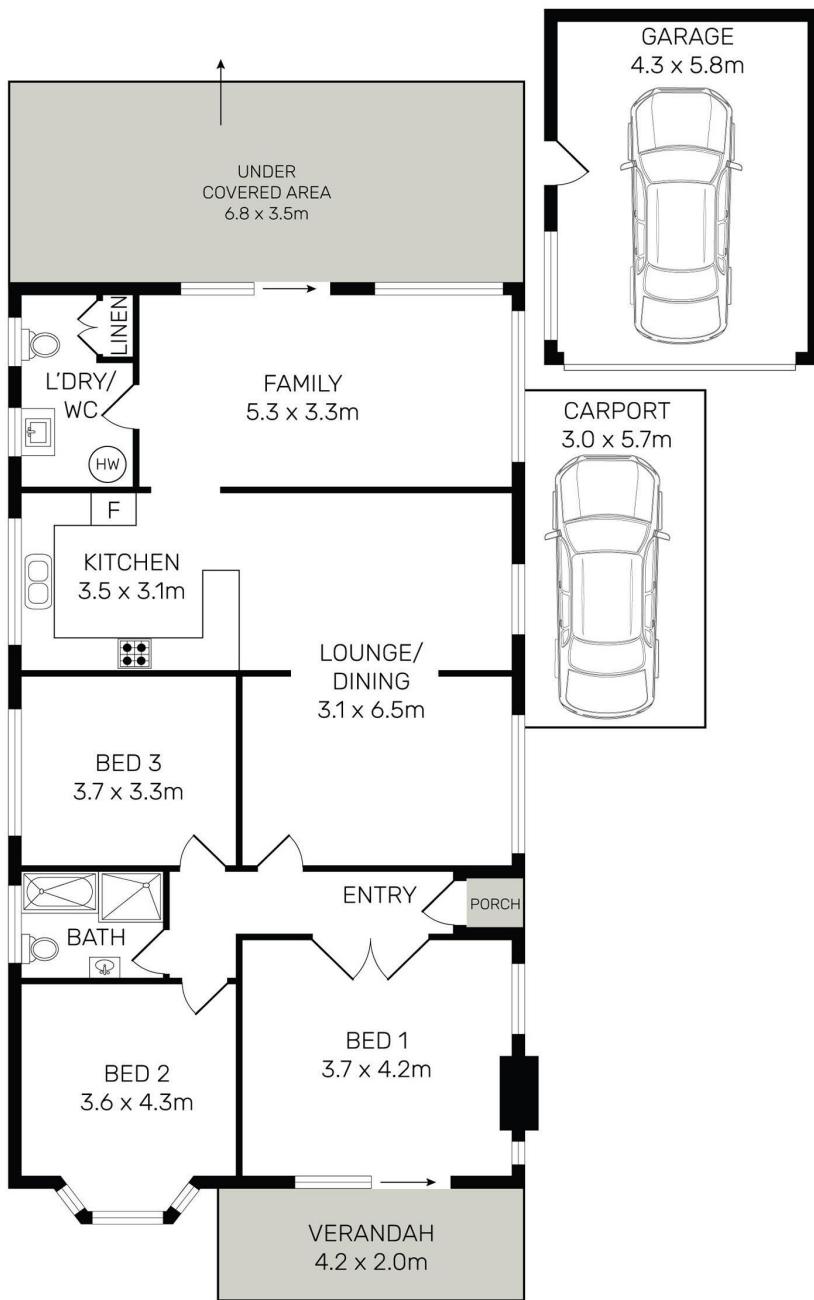
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

### LJ Hooker Padstow (02) 9771 1177

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