



9 Ives Avenue, Liverpool

Spacious Family Home with Modern Granny Flat - Dual Income Opportunity

Positioned in a quiet and sought after pocket of Liverpool, this beautifully updated residence situated on 714sqm offers the perfect blend of comfort, space, and versatility. Set on a generous block, the property features a well-maintained main home complemented by a modern two bedroom granny flat - ideal for extended family living or additional rental income.

Main Residence:

- Designed for practical family living with a functional layout
- Three well-proportioned bedrooms
- Light-filled living area with feature wall and electric fireplace
- Updated kitchen with ample storage and quality stainless steel appliances
- Modern bathroom with floor-to-ceiling tiles and sleek finishes
- Separate dining area
- Internal laundry with additional WC
- Multiple split system air conditioning for year-round comfort
- Lock-up garage with electric shutter door, perfectly set up as a versatile space - ideal for parking, storage, or even entertaining

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.

5 2 3

FOR SALE

Auction

VIEW

By Appointment

AGENTS

Ali Khalil
sales1.bl@ljhooker.com.au

AGENCY

LJ Hooker Liverpool
02 9708 2333



- Tinted street facing windows
- Large driveway with carport and plenty of off-street parking
- Secure property with CCTV camera system for added peace of mind
- Low-maintenance yard with plenty of usable space

Granny Flat:

- Privately positioned and offering complete independence, ideal for extended family or rental income
- Two generous bedrooms
- Open plan living and dining area filled with natural light
- Modern kitchen and combined bathroom/laundry
- Split system air conditioning
- Private access via a separate entrance and dedicated pathway, ensuring privacy from the main residence
- Excellent investment opportunity with dual-income potential

Whether you're an investor looking for strong returns or a family needing extra space, this property offers flexibility, comfort, and opportunity in one. Conveniently located close to local schools, shops, public transport, and all essential amenities.

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 DETAILS

Property ID	KFJ0W
Property Type	House
Land Area	714.5 m2

Ali Khalil

Sales Assistant | sales1.bl@ljhooker.com.au

LJ Hooker Liverpool 02 9708 2333

312 Macquarie Street, LIVERPOOL NSW 2170

liverpool.ljhooker.com.au | liverpool@ljhooker.com.au





9 Ives Avenue | Liverpool

Disclaimer: Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.