

1 Sewell Avenue, Padstow Heights

## Move-In Ready Family Haven with Flexible Living Options Set on Approx. 600.7sqm

Perfectly tailored for modern family living, this immaculate freestanding home delivers comfort, space and effortless indoor-outdoor entertaining across two generous levels. Designed with versatility in mind, the home features multiple formal and informal living zones, quality finishes and a practical floorplan with a well-positioned downstairs bedroom serviced by a full bathroom, ideal for growing multi-generational families or as a guest retreat.

Light-filled interiors are complemented by high ceilings and solid timber flooring, with the stylish kitchen forming the heart of the home, flowing seamlessly to open-plan living and dining areas before extending outdoors to a covered alfresco space. The expansive backyard backs onto a peaceful natural setting, creating a private haven perfect for entertaining family and friends while also offering exciting potential for upside by adding a granny flat for additional income (STCA).

Set on approximately 600.7sqm with a 15.24m frontage, this home also presents duplex site potential (STCA) serving as the ideal long-

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### FOR SALE

For Sale \$1,590,000 - \$1,725,000

### VIEW

By Appointment

### AGENTS

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

Baker Chahwan  
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### 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.

 **LJ Hooker**

term investment. Complete with a double tandem garage, practical side access ideal for tradespeople, a secure gate and a handy garden shed, the home combines flexibility with functionality. Positioned just a short drive to Padstow Station and Riverwood Station, schools, local cafés, shops and parklands, this is an exceptional opportunity to secure a move-in ready home with exciting development and land banking potential in a highly convenient, family-friendly location.

- Move-in ready freestanding home set on approx. 600.7sqm with a 15.24m frontage
- Multiple formal and informal living and dining zones flowing to a covered alfresco
- Well-positioned downstairs bedroom w/ bathroom, ideal for multi-generational living
- Lease out now & land bank for the future, current rental returns of approx. \$1000/week
- Expansive backyard ideal for entertaining, additional potential for granny flat (STCA)
- Double tandem garage w/ secure gate, practical side access ideal for tradespeople
- Highly convenient location w/ schools, cafes, shops and parklands nearby
- Minutes to Padstow and Riverwood train stations

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.

## MORE DETAILS

|               |                       |
|---------------|-----------------------|
| Property ID   | 1EVFFAE               |
| Property Type | House                 |
| Land Area     | 600.7 m2              |
| Including     | Ensuite               |
|               | Air Conditioning      |
|               | Car Parking - Surface |
|               | Close to Schools      |
|               | Close to Shops        |
|               | Close to Transport    |

### Lush Pillay 0407 121 573

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

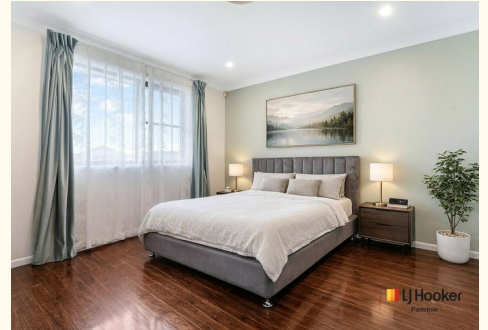
### Baker Chahwan 02 9771 1177

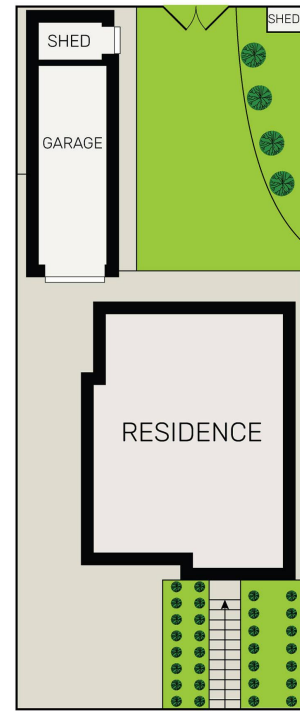
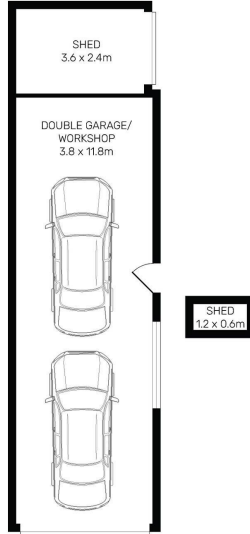
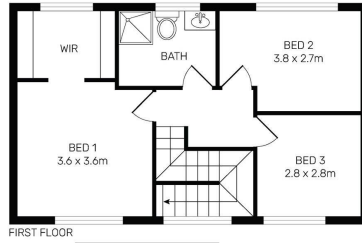
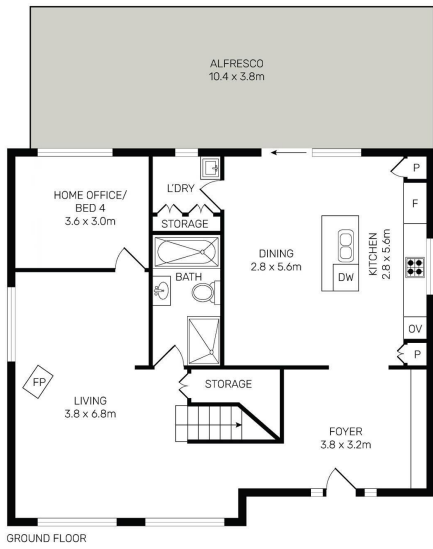
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

### LJ Hooker Padstow (02) 9771 1177

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