

38 Clancy Street, Padstow Heights

## Blue-Chip Opportunity — Versatile Move-In Ready Home Set on Approx. 607sqm

Red Carpet Event | Wednesday, 22nd October at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Offering a seamless combination of comfort and convenience, this beautifully presented single-storey home is perfect for families seeking space and functionality. Boasting a thoughtful layout with three generous bedrooms and multiple outdoor entertaining zones, it's a home designed to cater for every stage of family life.

Step inside to a sunlit open plan living and dining zone, flowing through to a sleek modern kitchen with gas cooking, stainless-steel appliances and a combined butler's pantry and laundry. Designed with quality finishes throughout, the home is further enhanced by a handy study nook and storage options, offering the perfect balance of style, practicality and lifestyle convenience.

Adding to its appeal, the home offers endless potential to build a granny flat (STCA), creating an excellent opportunity for additional rental income or multigenerational living. Positioned just a short 7-

3 2 2

**FOR SALE**  
SOLD \$1,515,000

### 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.

LJ Hooker

minute drive from Padstow Station, shops and schools, the property also offers secure gated parking and side access, making it a rare and versatile opportunity in a family-friendly location.

- Open plan living and dining zones leading to a large wrap around covered balcony
- Three generous bedrooms with built-in robes serviced by two modern bathrooms
- Modern kitchen with gas cooking, stainless steel appliances and butler's pantry
- Added inclusion of a study nook area, ample storage options throughout
- Large entertainer's yard featuring covered pergola, kid-friendly grass, garden sheds
- Endless potential to build a granny flat (STCA) for additional rental income
- Side access with secure gate for off-street parking options, 13.41m frontage
- Positioned a short 7-minute drive to Padstow station, schools, shops & amenities

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	YE1FAE
Property Type	House
Land Area	607 m2
Including	Close to Schools
	Close to Shops
	Close to Transport

### Lush Pillay 0407 121 573

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

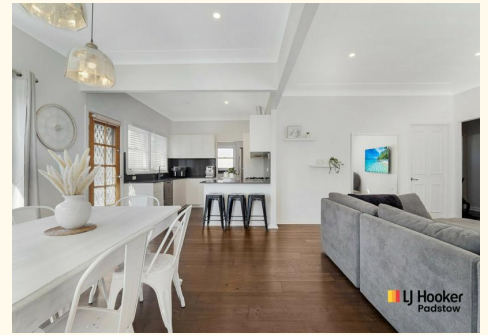
### Baker Chahwan 02 9771 1177

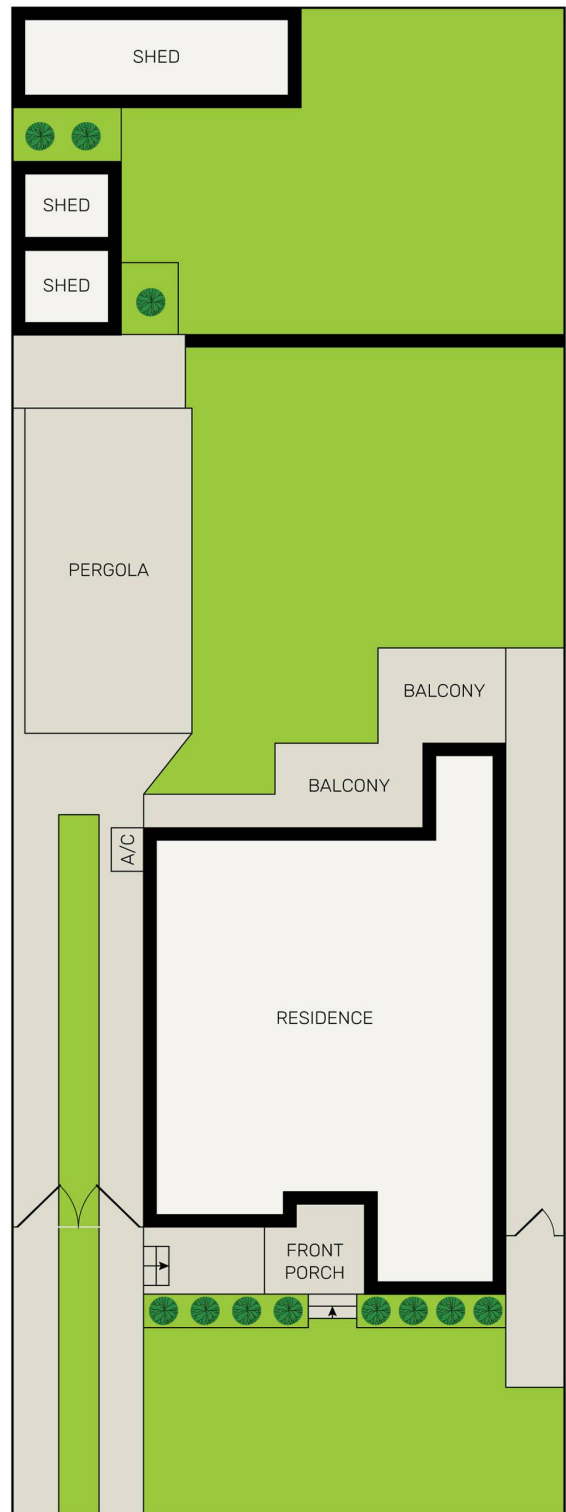
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

### LJ Hooker Padstow (02) 9771 1177

2 Padstow Parade, PADSTOW NSW 2211

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