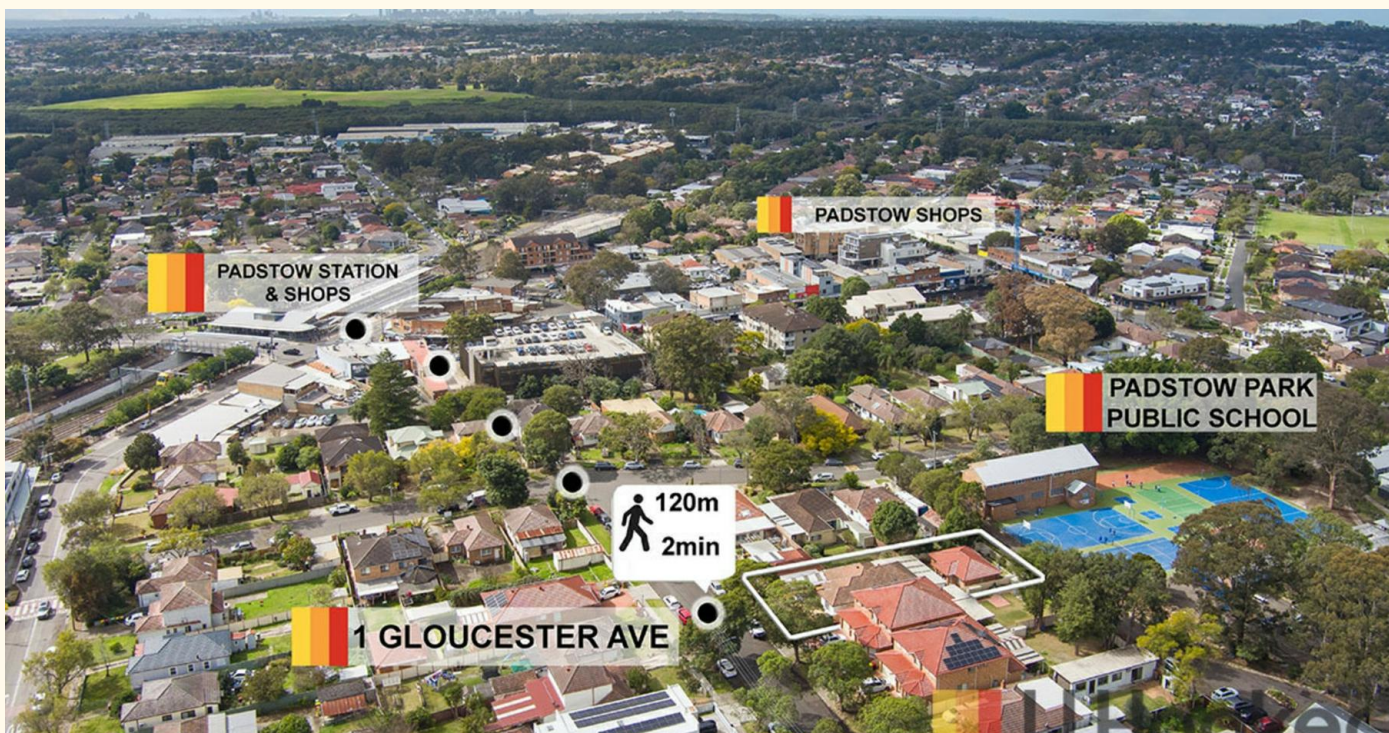




1 Gloucester Avenue, Padstow

Location, Location, Location — Prime Family Home with Granny Flat in One of Padstow's Most Sought-After Streets

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

This immaculate four-bedroom family home set on approx. 626sqm presents an exceptional blend of space, comfort and convenience, ideally positioned in one of Padstow's most sought-after streets. Located just minutes from Padstow Station, local shops and schools, this move-in-ready home offers an outstanding opportunity for growing families, savvy investors or buyers seeking the added benefit of a separate income stream. With the flexibility and potential to create a fifth bedroom, the home can easily adapt to the evolving needs of a growing family.

Step inside to discover a thoughtfully designed layout featuring distinct living and dining zones, complemented by a central kitchen that forms the heart of the home. Four generously sized bedrooms are each fitted with built-in wardrobes, while two full bathrooms provide

8 3 2

AUCTION

Wed 30th Sep @ 6:00PM

VIEW

Tue 29th Sep @ 5:00PM - 5:30PM

AGENTS

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

Baker Chahwan
02 9771 1177
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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

excellent family functionality. A separate rumpus room creates an ideal space for entertaining and family gatherings.

Additional features include a double carport, rear storage room with an additional toilet and a generously sized alfresco ideal for entertaining. A three-bedroom brick granny flat at the rear, offers open-plan living, complete with ducted air conditioning, a private entrance and separate electricity metering. With its combination of spacious family living and strong income potential, this property presents an outstanding opportunity in a highly convenient Padstow location.

- Well maintained single level home set on approx. 626sqm with endless potential
- Outstanding opportunity for growing families and savvy investors in growing corridor
- Living & dining zones, central kitchen and oversized rumpus ideal for growing families
- Front home features four spacious bedrooms, all with large built-in wardrobes
- Separate brick granny flat with separate entrance, ducted A/C & separate metering
- Granny flat currently leased for \$530 p/w with lease expiry on 3 October 2026
- Just a 2 min stroll to Padstow station, shops, schools & local amenities
- R3 zoning with 0.75:1 ratio, potential to knockdown rebuild or landbank (STCA)

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	1F7NFAE
Property Type	House
Land Area	626 m2
Including	Air Conditioning
	Built-in-Robes
	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

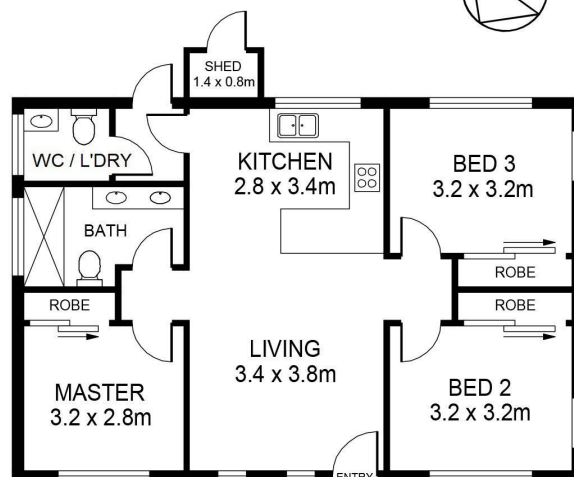
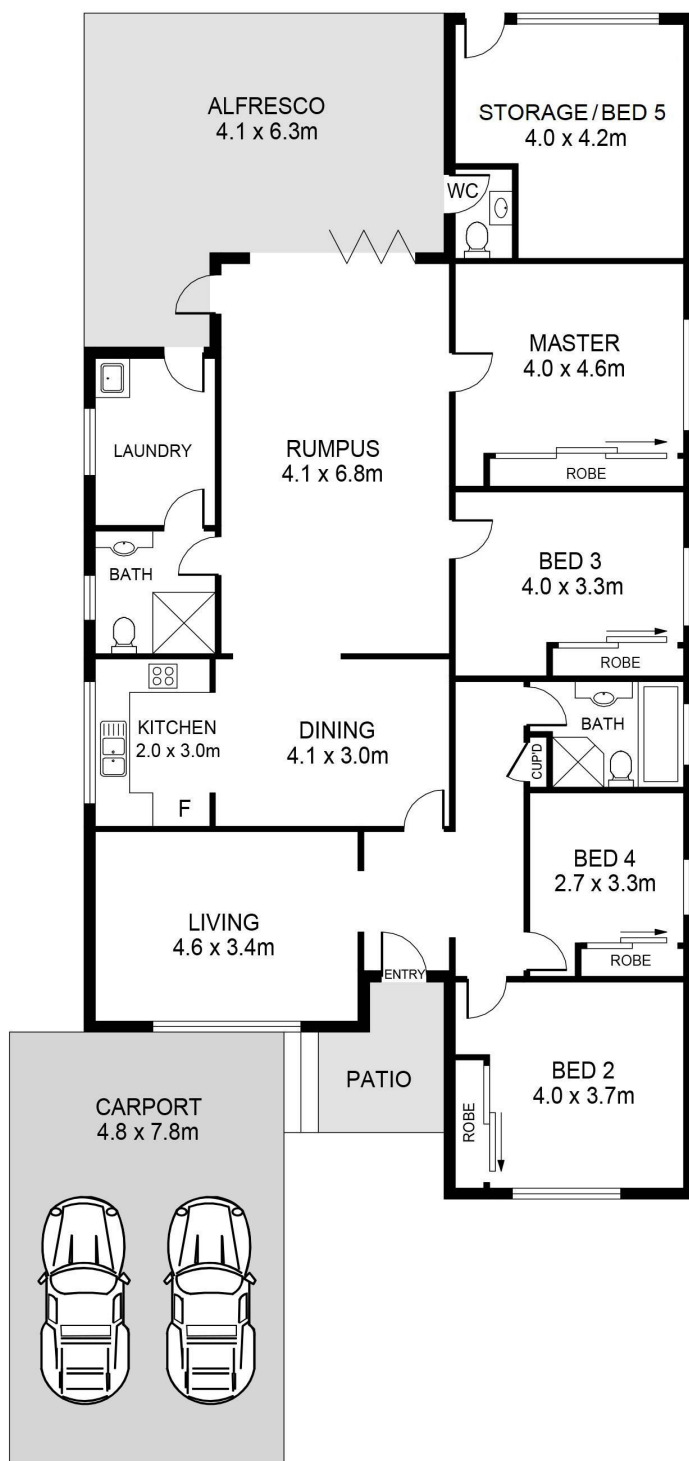
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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GRANNY FLAT



SITE PLAN

1 GLOUCESTER AVENUE, PADSTOW

DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38

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