






12 Beamish Street, Padstow

## A Rare Opportunity with Endless Potential Set On Approx 581.7sqm

Perfectly positioned just 900m from village shopping and the station, this charming single-level brick home presents an exceptional opportunity for families, investors, or developers alike. Set on a generous 581.7sqm parcel with an impressive 18.28m frontage, the property not only provides immediate comfort but also offers exciting future potential as a duplex site (STCA).

Flooded with natural light, the residence is designed with family living in mind. Its inviting interiors include open plan spaces, high ceilings, and a versatile sunroom, while outdoors, the established gardens and level lawn create the perfect environment for children and pets to enjoy. Whether you're seeking a home to move straight into, an investment to hold, or a site with redevelopment possibilities, this address ticks all the boxes.

Set in a highly regarded street, this property is surrounded by quality homes and a thriving community atmosphere. With excellent access to schools, transport, shopping, and green open spaces, it represents both lifestyle and long-term growth. Opportunities of this calibre are

3  1  2 

**FOR SALE**  
\$1,936,000

### AGENTS

David Loaney  
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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**

tightly held and rarely offered —this one is a must-see for your list this weekend.

**Key Features:**

- Light-filled open plan living and dining with additional sunroom
- Generous master bedroom and high ceilings throughout
- Established front gardens with low-maintenance level lawns
- Sundrenched north-facing backyard with wide side access
- Oversized double garage plus additional onsite parking
- Duplex potential (STCA) on 581.7sqm with 18.28m frontage
- Conveniently located just 15 minutes' walk to the station
- Close to local shops, schools, parks, and playgrounds

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	1EH8FAE
Property Type	House
Land Area	581.7 m2

**David Looney 0412 257 476**  
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