

## Padstow, 169 Davies Road

SOLD BY LJ HOOKER PADSTOW | LUSH PILLAY

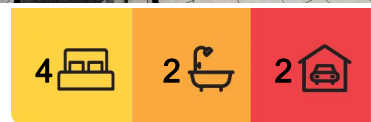
Red Carpet Event | Wednesday, 21st of August, at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Occupying a 556.4sqm block with an impressive 15.43m frontage, this spacious, dual-level abode offers a stunning opportunity for value-adding renovations or duplex development (STCA). Just a short 3-minute drive to Padstow Station & shopping, a bus stop at your doorstep, and an 8-minute drive to the M5 Motorway, this property presents an incredible opportunity for developers and investors looking to capitalise on its duplex potential (STCA). This is an investor's delight and a promising option for homebuyers seeking growth and convenience.

Primely located just 4-5 minutes away from a selection of several schools, Padstow Station, and shopping, with buses on the doorstep and the beautiful Salt Pan Creek Path walking trail a mere 800m walk away. Ideal for any tradesperson, the property also boasts



**Disclaimer:** 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.



**For Sale**  
SOLD | \$1,220,000

**View**  
[ljhooker.com.au/1DJZFAE](https://ljhooker.com.au/1DJZFAE)

**Contact**  
**Lush Pillay**  
0407 121 573  
[lush.pillay@ljhooker.com.au](mailto:lush.pillay@ljhooker.com.au)  
**Emma Wallekers**  
0452 562 314  
[emma.wallekers@ljhooker.com.au](mailto:emma.wallekers@ljhooker.com.au)

**LJ Hooker Padstow**  
(02) 9771 1177



ample storage, a large lock-up garage with ample storage space, driveway parking, practical side access to the rear, and lush level lawns, completing this superb offering.

The dual-level house features three double bedrooms and multiple living spaces, including a versatile teen retreat or guest studio, a formal living room, generous dine-in kitchen and sun-bathed casual lounge area that steps onto a wide balcony with long leafy district views.

- \* Primely located on a 556.4sqm block with an impressive 15.43m frontage
- \* Incredible investment opportunity for potential duplex development (STCA)
- \* Ideal for any tradesperson, practical side access to rear & large level facade
- \* Tidy family home spanning two levels on a large, wide-fronted parcel
- \* Luminous living room and casual lounge area plus a spacious teen retreat
- \* Large modern kitchen with breakfast bar and stainless-steel fittings
- \* Neat main bathroom with separate, plus large laundry with guest ensuite
- \* Delightful rear balcony overlooking back garden and district views
- \* Generous lock-up garage with storage space and ample driveway space
- \* 4-minute drive to Padstow schools, 4-minutes to village & station
- \* A short 800m stroll to surrounding parks and walking trail at Salt Pan Creek

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## More About this Property

<b>Property ID</b>	1DJZFAE
<b>Property Type</b>	House
<b>Land Area</b>	556.4 m <sup>2</sup>

### Lush Pillay 0407 121 573

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

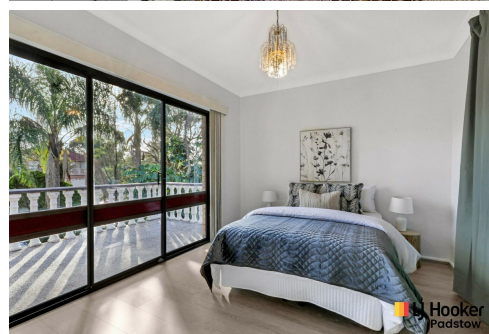
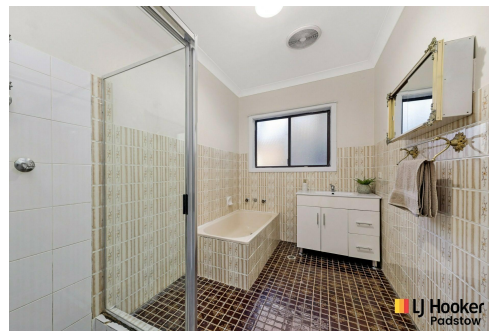
### Emma Wallekers 0452 562 314

Licensed Real Estate Agent | emma.wallekers@ljhooker.com.au

### LJ Hooker Padstow (02) 9771 1177

2 Padstow Parade, PADSTOW NSW 2211

padstow.ljhooker.com.au | reception.padstow@ljhooker.com.au

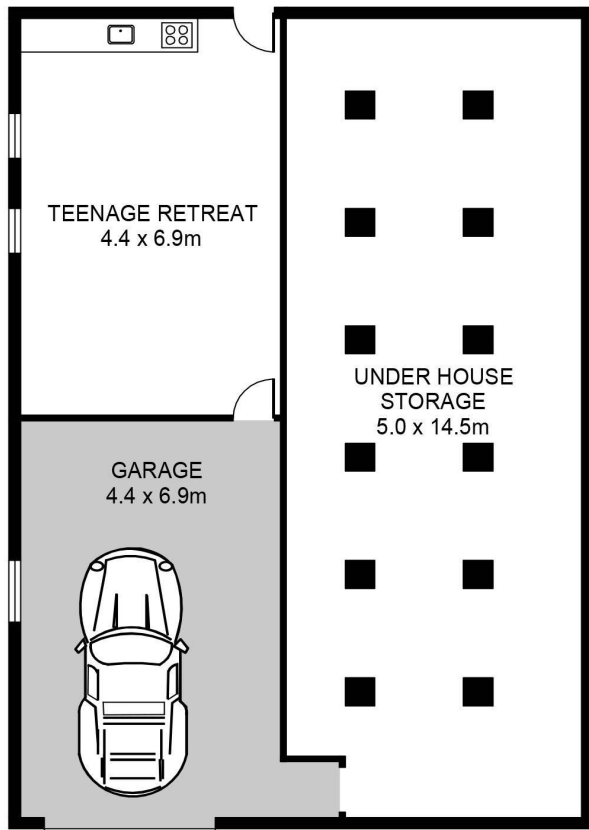


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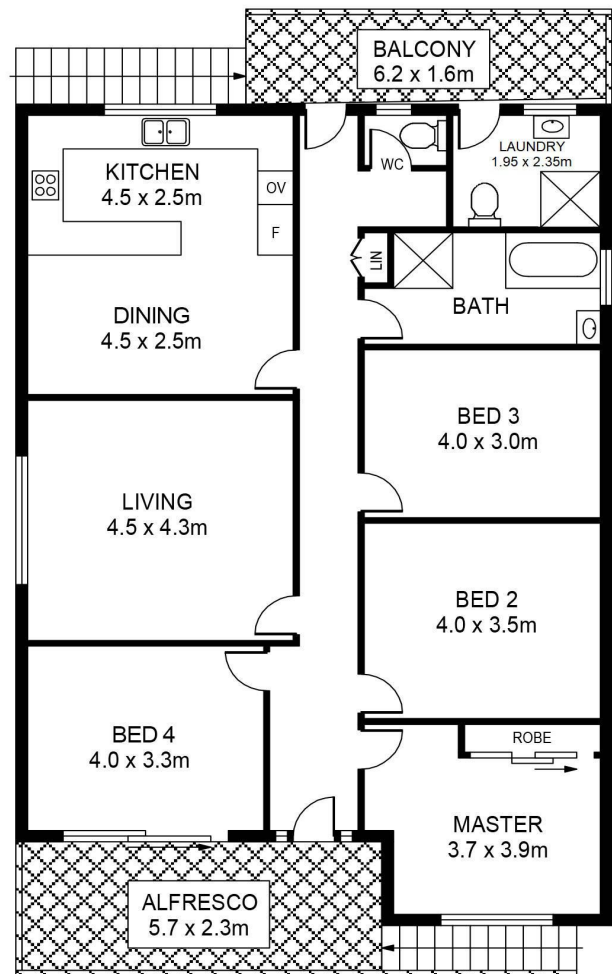
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SITE PLAN



LOWER GROUND FLOOR



GROUND FLOOR

## 169 DAVIES ROAD, 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.



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