



17 Alice Street, Padstow

Versatile Family Home with Dual Living & Strong Investment Potential —2 Min Walk to Padstow Station

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

Set on approximately 499.5sqm with a 13.11m frontage, this well-appointed single level home offers exceptional flexibility and modern comfort, just a short 2-minute walk to Padstow Station. Ideal for large families, investors, or those seeking dual living potential, the property combines a spacious main home with a self-contained rear accommodation, delivering both lifestyle appeal and impressive income opportunities.

The main residence features a functional layout with three bedrooms plus a dedicated study, including two master bedrooms complete with ensuites and walk-in robes. Designed for year-round comfort, the home includes ducted air conditioning with multiple zones, natural gas and a well-equipped kitchen with gas cooking. Stylish bathrooms with floor-to-ceiling tiles and ample storage throughout enhance everyday

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AUCTION

Wed 6th May @ 6:30PM

VIEW

Sat 11th Apr @ 3:00PM - 3:30PM

AGENTS

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AGENCY

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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**

living.

At the rear, a self-contained two-bedroom retreat with its own private entrance offers ideal space for extended family or additional rental income. With dual side access and potential to knock down and rebuild your dream home with R4 zoning (STCA), this property presents outstanding future scope. Combined rental returns are estimated at approximately \$72,800 per annum, making it a highly attractive investment in a growing location.

- Single level home set on approx. 499.5sqm block with 13.11m frontage
- Three bedrooms plus study in the main residence, 2 master suite with WIR & ensuite
- Self-contained two-bedroom accommodation with separate rear access
- 30 solar panels (approx. 13kW system) for energy efficiency
- Move in ready convenience while you plan, ideal to renovate or rebuild (STCA)
- R4 zoning and dual side access with future redevelopment potential (STCA)
- Ideal investment with potential returns of approx. \$72,800 per annum
- Just 2 minute stroll to Padstow station, shops & schools

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 | K9GFAE |
| Property Type | House |
| Land Area | 499.5 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

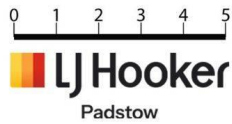
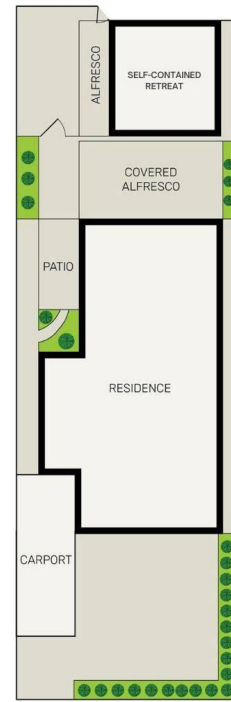
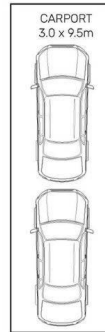
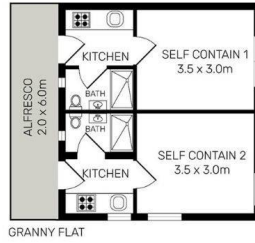
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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