






3 Nigel Place, Padstow

## Well Presented Family Haven with Endless Potential —5 Min Walk to Padstow Station

Red Carpet Event | Wednesday 3rd December at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Perfectly designed for family comfort and convenience, this updated dual storey home offers an incredible blend of functionality and flexibility. With three bedrooms and the potential for a fourth self-contained bedroom, multiple living areas and generous car accommodation, it's ideal for growing families or those needing extra room for work or hobbies.

Inside, the home showcases high ceilings and quality kitchen appliances and contemporary finishes, ensuring both style and practicality. The versatile floorplan provides potential to create a self-contained fourth bedroom with external access, ideal for extended family or guest accommodation. Step outside to enjoy a low-maintenance yard, sparkling swimming pool and a drive-through driveway, complemented by a second driveway ideal for boat enthusiasts or additional vehicles.

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**FOR SALE**  
SOLD \$1,480,000

### 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

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 **LJ Hooker**

Set on R4-zoned land, the property presents exciting land banking potential, with ample space to build a granny flat at the rear, adding even more flexibility for multi-generational living or rental income. Positioned in a peaceful cul-de-sac just a 5-minute walk to Padstow Station, local shops and schools, this property delivers the ultimate combination of lifestyle and accessibility, ready for your family to move in and enjoy.

- Dual storey house featuring 3 bedrooms plus 2 study areas
- Potential to create a self-contained 4th bedroom with external access
- High ceilings and tiled flooring through main zones, kitchen with quality appliances
- Ducted air conditioning for year-round comfort, two sheds and convenient side access
- Low-maintenance yard with swimming pool, potential to build a granny flat (STCA)
- LUG and carport, drive through driveway and additional driveway for boat enthusiasts
- R4 zoning with a 1:1 ratio and a four-storey height limit, great land banking potential
- " Prime cul-de-sac location —just 5 min walk to Padstow Station and local 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	1EMNFAE
Property Type	House
Land Area	582.4 m2
Including	Air Conditioning
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport
	Pool

**Lush Pillay 0407 121 573**

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

**Baker Chahwan 02 9771 1177**

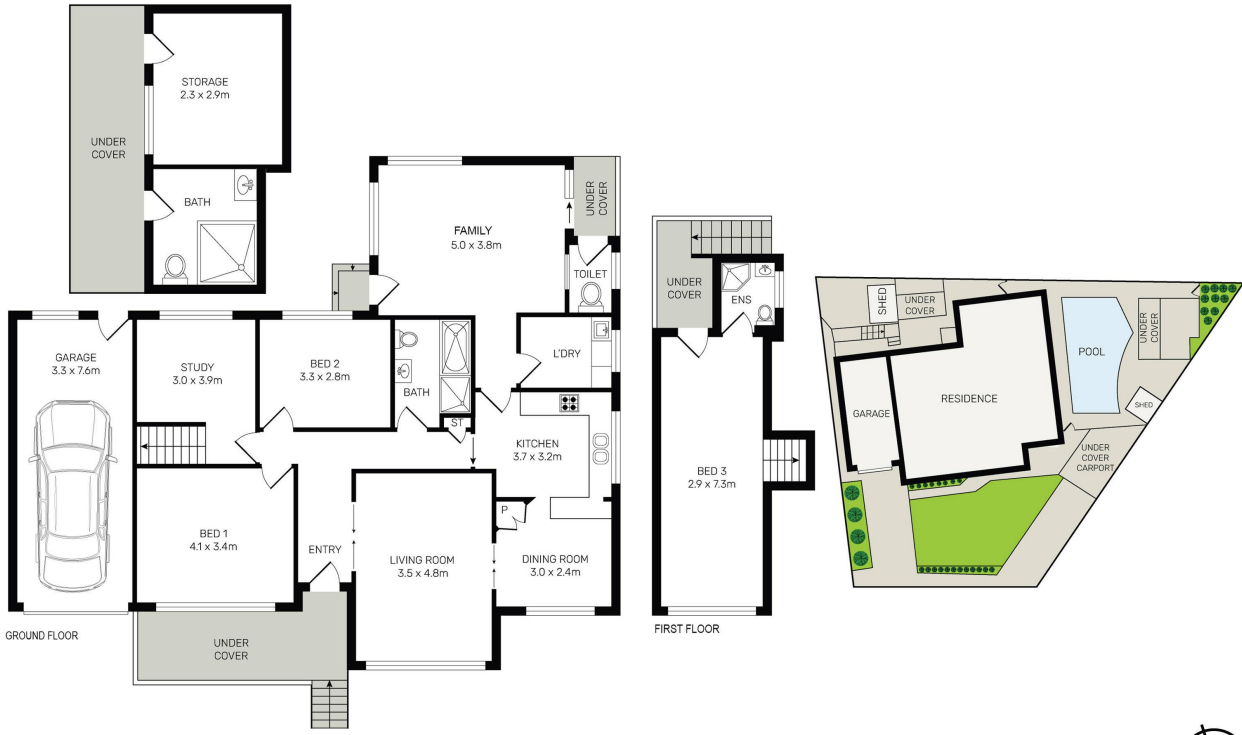
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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

2 Padstow Parade, PADSTOW NSW 2211

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