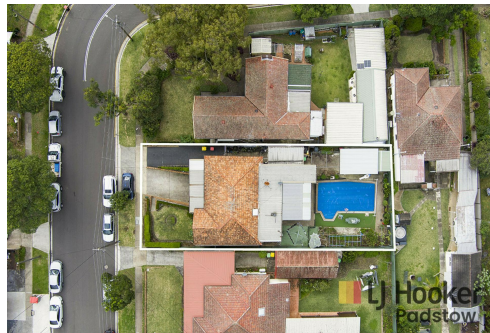




**LJ Hooker**  
Padstow



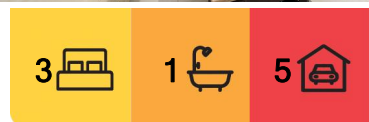
## Padstow, 31 Parmal Avenue

### Renovated Home with Duplex Potential - 6 Minute Walk to Station

Enjoying a premier position in a highly sought-after cul-de-sac and only 400m to the heart of Padstow cafes, shops and train station, this totally renovated residence offers a lifestyle of low maintenance convenience and unquestionable possibility.

Set on 588.1sqm with a 15.24m street frontage, there is scope to create a duplex (subject to approval) or land bank today with R4 zoning and 1:1 ratio with a potential rental return of \$1,000 - \$1,100 per week. There is a choice of two separate front and rear living areas, separate dining, gas kitchen, double bedrooms and a study.

With a child-friendly garden, pool, and undercover entertaining terrace, additional features include air conditioning, tiled floors, show-line cornices, shed, gas bayonet and dual double garages. Just 400m to Padstow train station, this is an opportunity that is not to be missed. Features include:



**For Sale**  
\$1,565,000

**View**  
[ljhooker.com.au/1DGZFAE](http://ljhooker.com.au/1DGZFAE)

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(02) 9771 1177

**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.

- Choice of formal and informal living areas, separate dining
- Modern kitchen with stone benchtops and splashback
- Renovated main bathroom, tiled from floor to ceiling
- Air conditioning, tiled floors, shed, and dual double garages
- R4 zoning and 1:1 ratio, rental return of \$1,000 - \$1,100 p/w
- Duplex site potential on 588.1sqm with a 15.24m frontage
- Child-friendly yard, pool, undercover entertainers BBQ area
- Two double garages with ample storage space & off-street parking
- Wide side access to the rear of yard - ideal for tradies or boat enthusiasts
- 400M/6-minute walk to Padstow amenities and train station

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 About this Property

Property ID	1DGZFAE
Property Type	House
Land Area	588.1 m²

**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

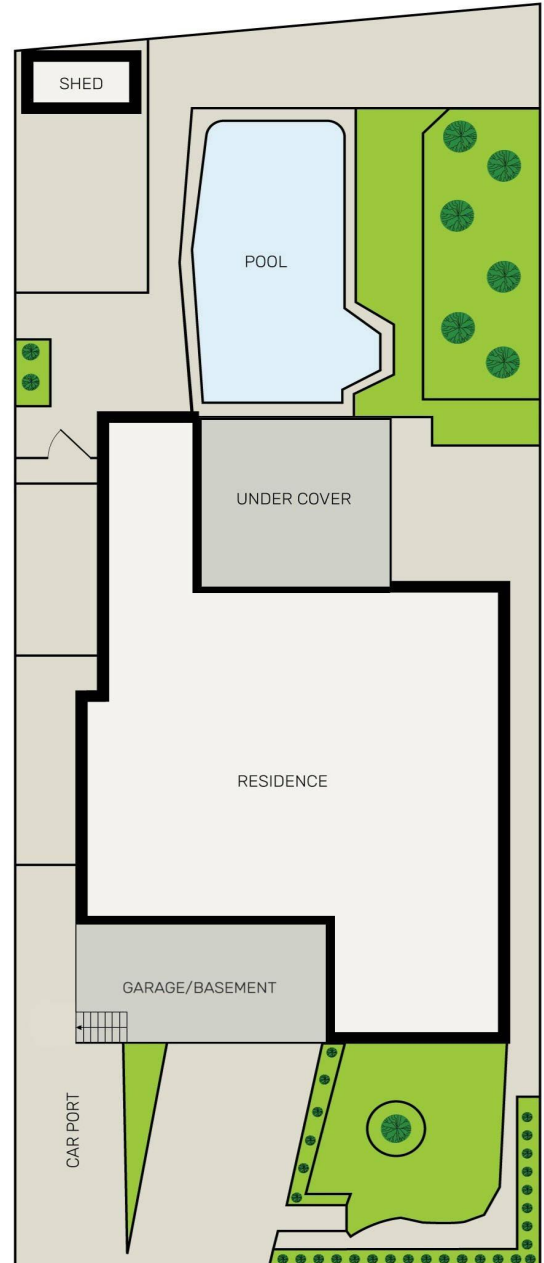
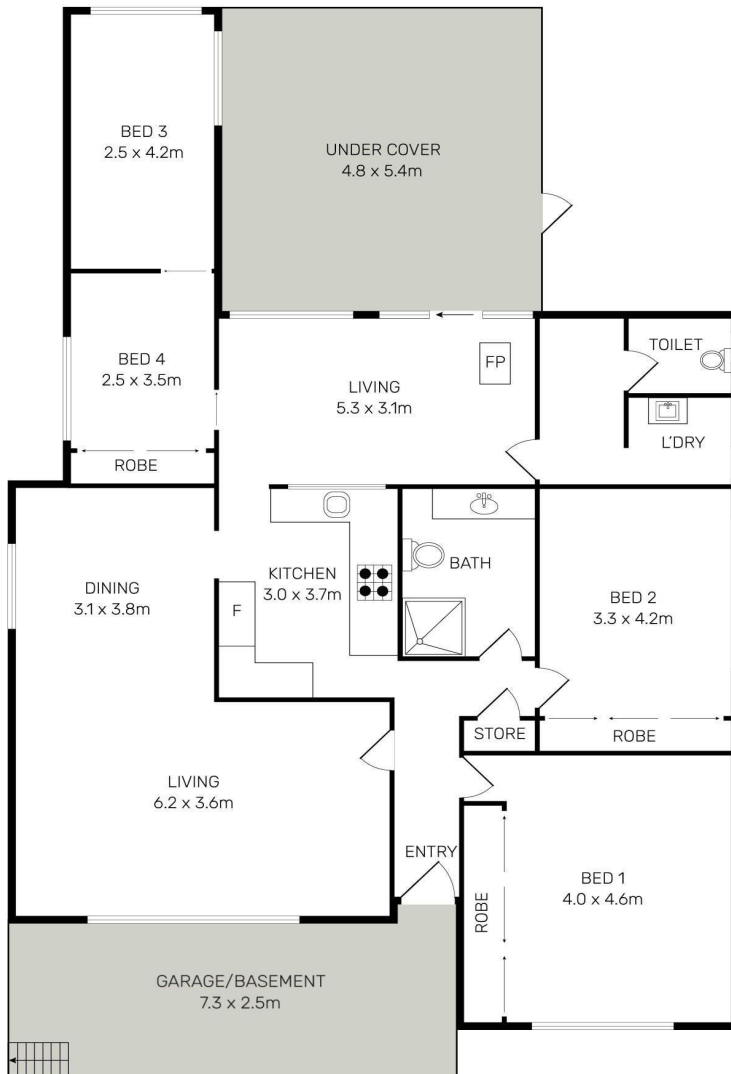
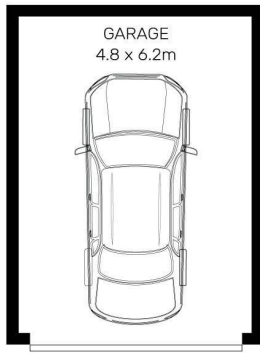
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31 Parmal Avenue, Padstow



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