



5 Uralla Avenue, Padstow

## Endless Potential in a Prime Padstow Location —10 Minute Stroll to Padstow Station

Red Carpet Event | Wednesday 25th March at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Positioned in a highly convenient pocket of Padstow, this single-level freestanding home set on approx. 499.5sqm presents an outstanding opportunity for families and investors alike. Neat, comfortable and move-in ready, the existing home offers immediate liveability with exciting scope to further renovate, rebuild your dream family home or add a granny flat (STCA).

Inside, the home features separate living and dining areas, complemented by a covered sunroom that provides additional space for entertaining or relaxing year-round. Three well-proportioned bedrooms, a functional bathroom with separate bath and shower, plus an additional powder room ensure practical family living.

Set on a generous block with practical side access, the property offers potential to add a granny flat at the rear (STCA), renovate to add value, or knock down and rebuild in a proven growth corridor. Located

3 1 2

**FOR SALE**  
\$1,400,000

### 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

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

just a short 10-minute walk to Padstow Station, local schools, shops and amenities, this is the ideal investment in both lifestyle and future capital growth for growing families and the astute investor.

- Single-level freestanding house with endless potential to renovate and add value set on approx. 499.5sqm with approx. 12.5m frontage
- Potential to rebuild your dream family home or add a granny flat at the rear (STCA)
- Three bedrooms, one with built-in robe
- Bathroom with separate bath and shower, additional powder room for convenience
- Separate living and dining areas plus covered sunroom
- Single garage, ample secure parking, plus additional off-street parking
- " Wide, practical side access on both sides —ideal for tradespeople, boats or trailers
- Short 10 minute stroll to Padstow station, schools, shops and 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	1EV3FAE
Property Type	House
Land Area	499.5 m2

### Lush Pillay 0407 121 573

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

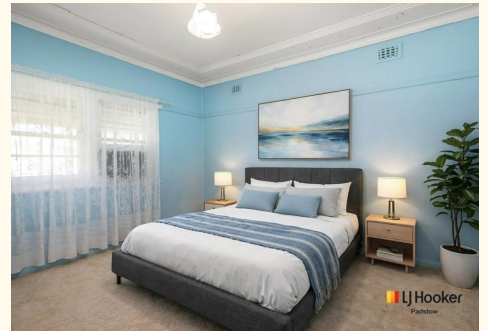
### Baker Chahwan 02 9771 1177

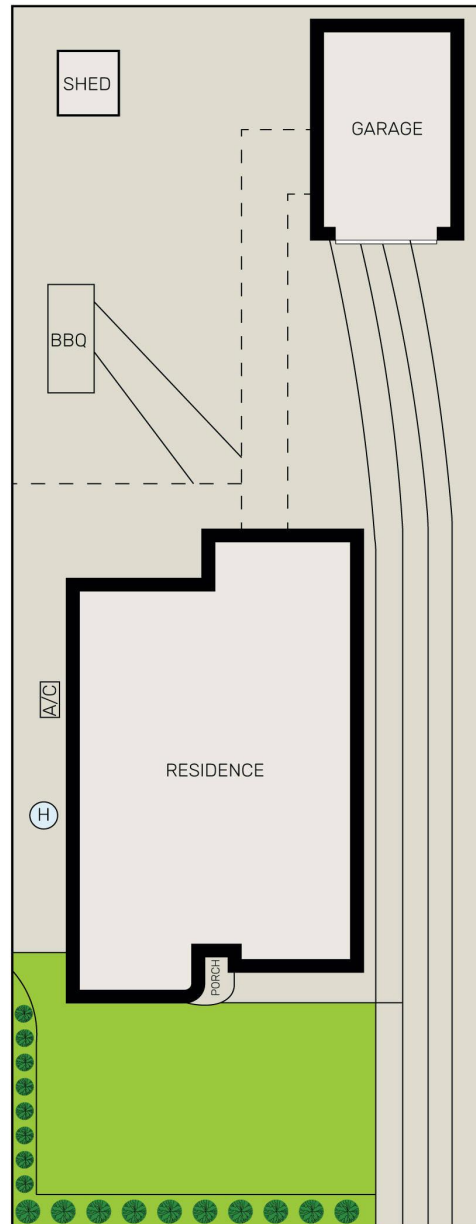
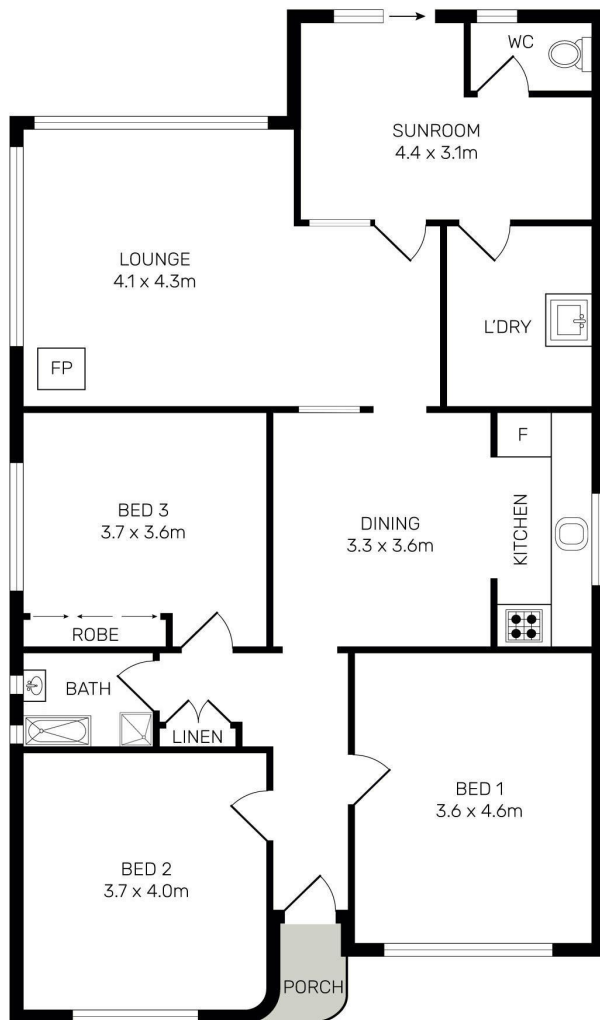
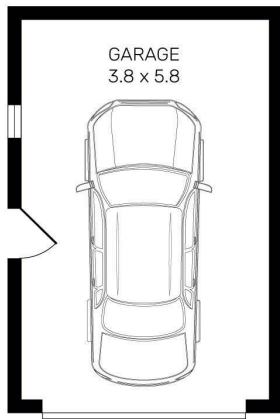
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

### LJ Hooker Padstow (02) 9771 1177

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**LJ Hooker**  
Padstow



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**LJ Hooker**