

6 Truro Parade, Padstow

Spacious Family Living with Investment Potential Set on Approx 556.4sqm with 18.29m Frontage

Nestled in a leafy, highly sought-after location, this versatile family home offers space, comfort and exciting future potential on approx. 556.4sqm sqm with a wide 18.29m frontage. Featuring multiple living and dining areas, it's perfectly suited to growing families, savvy investors, or those seeking a flexible layout. With the option to convert a dining space into a dedicated study, it also caters perfectly to those working from home. Added appeal includes potential for a duplex site or the opportunity to add a granny flat at the rear (STCA), with scope for a separate entrance to enhance privacy.

With four generously sized bedrooms, all featuring built-in wardrobes and one complete with its own ensuite, there's ample room for everyone to enjoy. Designed for easy living, the home includes ducted air conditioning throughout and an internal laundry with convenient external access. Step outside to a covered entertaining area that overlooks a level backyard, perfect for kids and pets, and enjoy the peaceful setting of a tranquil nature reserve at the rear, complete with

4 2 1

AUCTION

Sat 23rd May @ 12:30PM

VIEW

Sat 2nd May @ 4:00PM - 4:30PM

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.

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leafy valley views and direct access to scenic riverside walking paths.

Positioned in a quiet street just moments from Padstow Station, local schools, shops and amenities, this home combines lifestyle with opportunity. Set on a substantial parcel with potential duplex or development possibilities (STCA), it also presents an attractive investment with strong rental return potential of \$850-900 per week. Move-in ready and packed with future upside, this is an opportunity not to be missed.

- Single level house with multiple living and dining zones offering flexible family living
- Set on approx. 556.4sqm with a wide 18.29m frontage, duplex & granny flat potential (STCA)
- Covered outdoor entertaining area with level backyard and nature reserve with valley views
- Ducted air conditioning and internal laundry with external access for convenience
- Single lock-up garage in a quiet, family-friendly street
- Access to walkway along river and family friendly amenities
- Ideal investment with potential returns of approx. \$850-900 per week
- Approx. 11-minute walk 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	1EZWF AE
Property Type	House
Land Area	556.4 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Area Views
	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport

Lush Pillay 0407 121 573

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

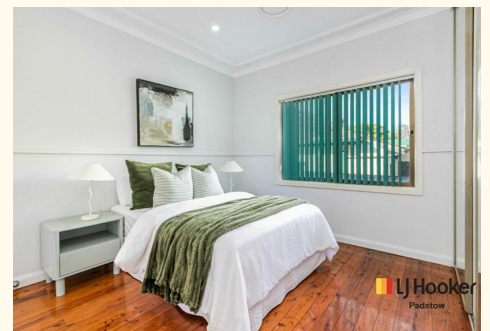
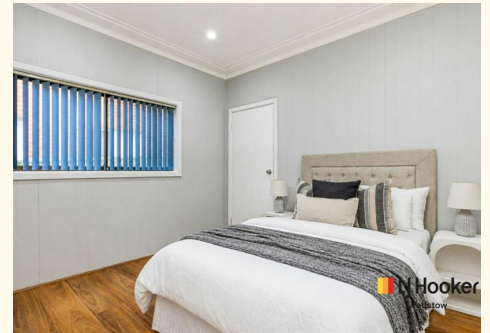
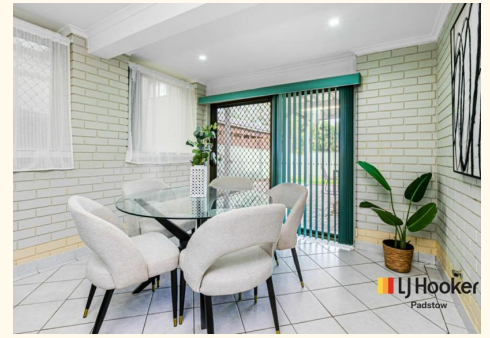
Baker Chahwan 02 9771 1177

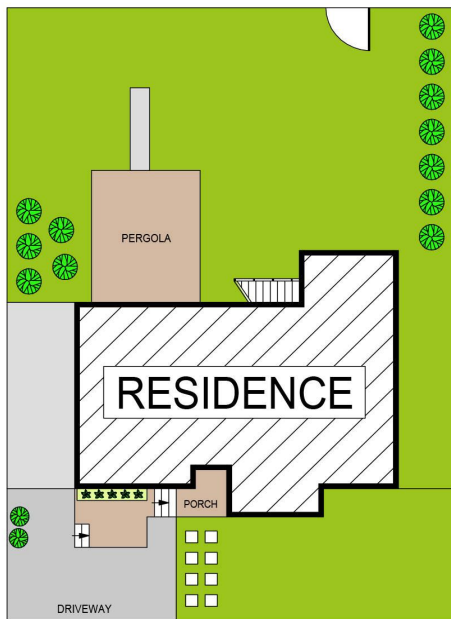
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

LJ Hooker Padstow (02) 9771 1177

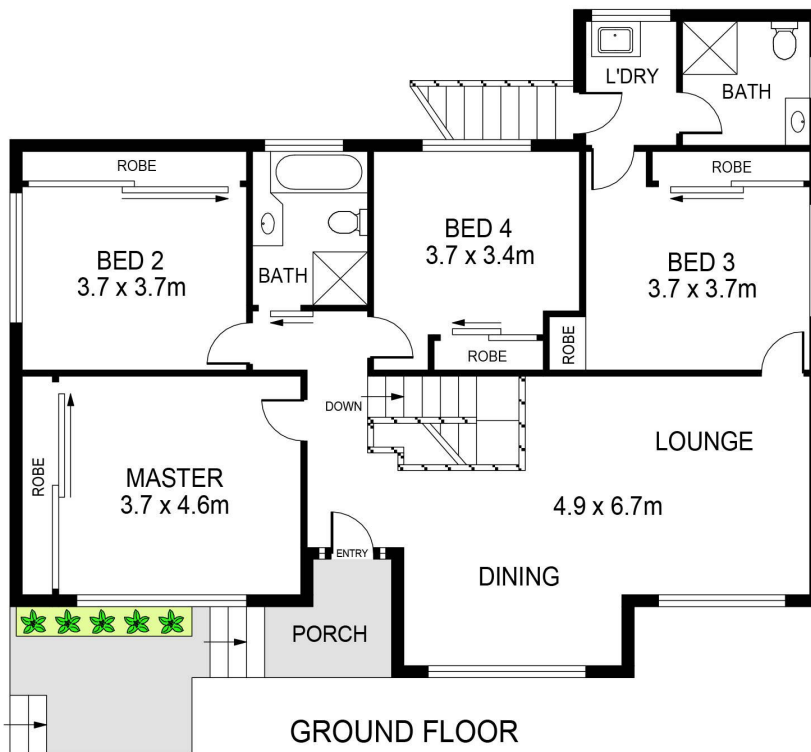
2 Padstow Parade, PADSTOW NSW 2211

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

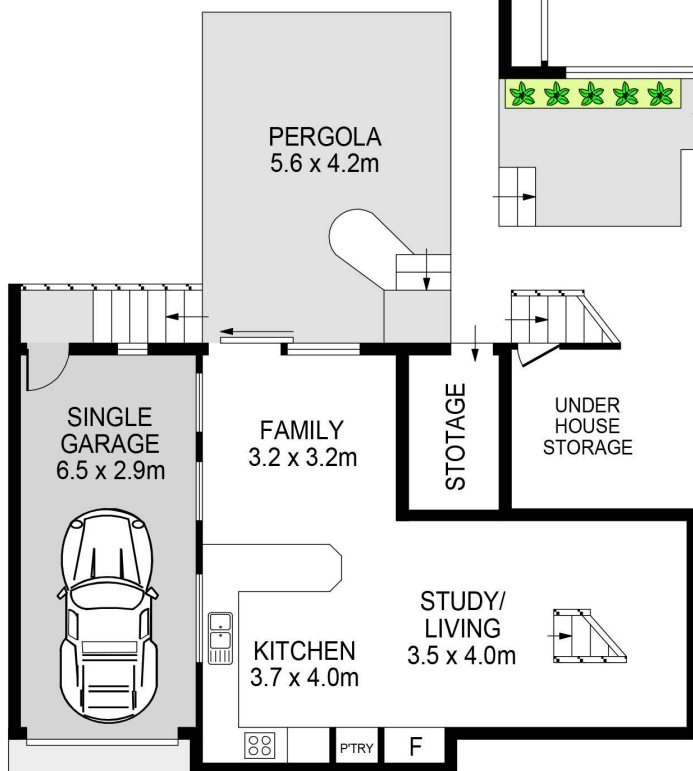




SITE PLAN



GROUND FLOOR



LOWER GROUND FLOOR

6 TRURO PARADE, 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.
PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38

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Padstow

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