



9 Gloucester Avenue, Padstow

Blue Chip Padstow Locale On Approx 626sqm —5 Min/300m Walk to Padstow Station

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

Perfectly positioned in one of Padstow's most sought-after tree-lined streets, this solid double brick home rests on a prime 626sqm block, offering endless potential to renovate, rebuild your dream home, add a granny flat (STCA). Just 300m from the beating heart of Padstow village, this rare find is footsteps to shops, cafés, parks, and Padstow Station, placing lifestyle and investment returns right at your doorstep.

Enjoy the comfort of three generous bedrooms, a main bathroom plus two additional toilets, granite kitchen benchtops, and a wide side access leading to a secure lock-up garage. The level, sundrenched backyard is ideal for entertaining and brimming with possibilities - from family living to dual income with a granny flat addition (STCA). Whether you're looking to live in, lease out, rebuild, or develop, the flexibility of this property is matched only by its standout location.

Opportunities like this are few and far between. Surrounded by quality

3 1 1

FOR SALE
\$1,822,000

AGENTS

Lush Pillay
0407 121 573
lush.pillay@ljhooker.com.au

Baker Chahwan
0416 206 820
baker.chahwan@ljhooker.com.au

AGENCY

LJ Hooker Padstow
(02) 9771 1177

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homes in a peaceful yet ultra-convenient street, this is a blue-chip landholding with potential written all over it. Don't miss your chance to buy into one of the area's most tightly held enclaves - this is your moment to build, invest, and thrive.

Key Highlights:

- Just 300m to Padstow Station, shops, cafes, parks & schools
- Endless potential and rebuild your dream home on a 626sqm + 13.72 m Frontage
- Double brick construction with side access to a lock-up garage
- Huge flat rear yard with covered entertaining area
- Granny flat potential for dual income or multigenerational living (STCA)
- Zoned R3 Medium Density Residential with potential future development (STCA)

MORE DETAILS

Property ID	1EDCFAE
Property Type	House
Land Area	626 m2
Including	Toilets (2)

Lush Pillay 0407 121 573

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

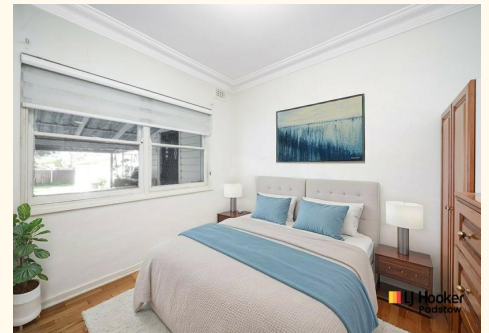
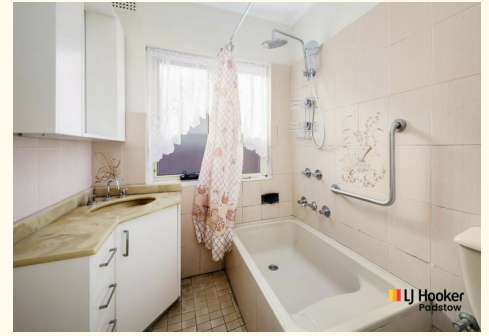
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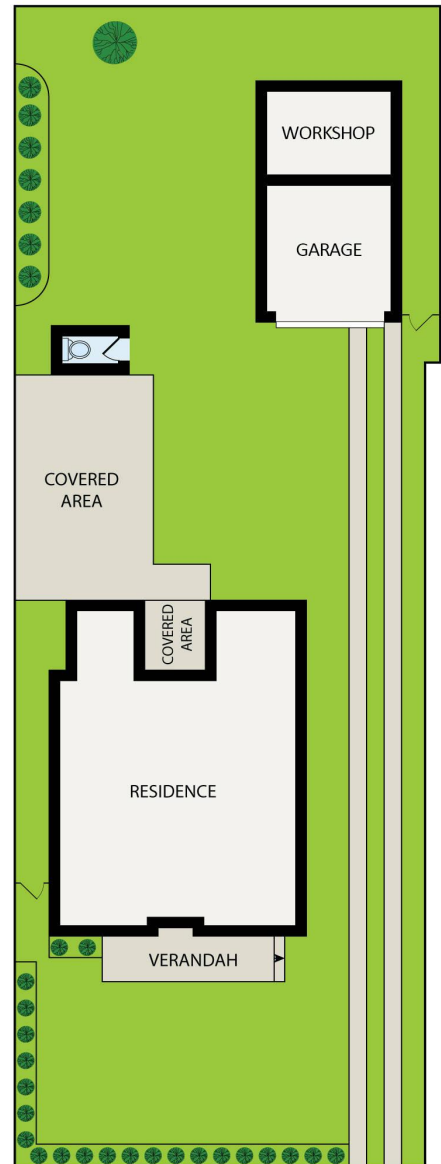
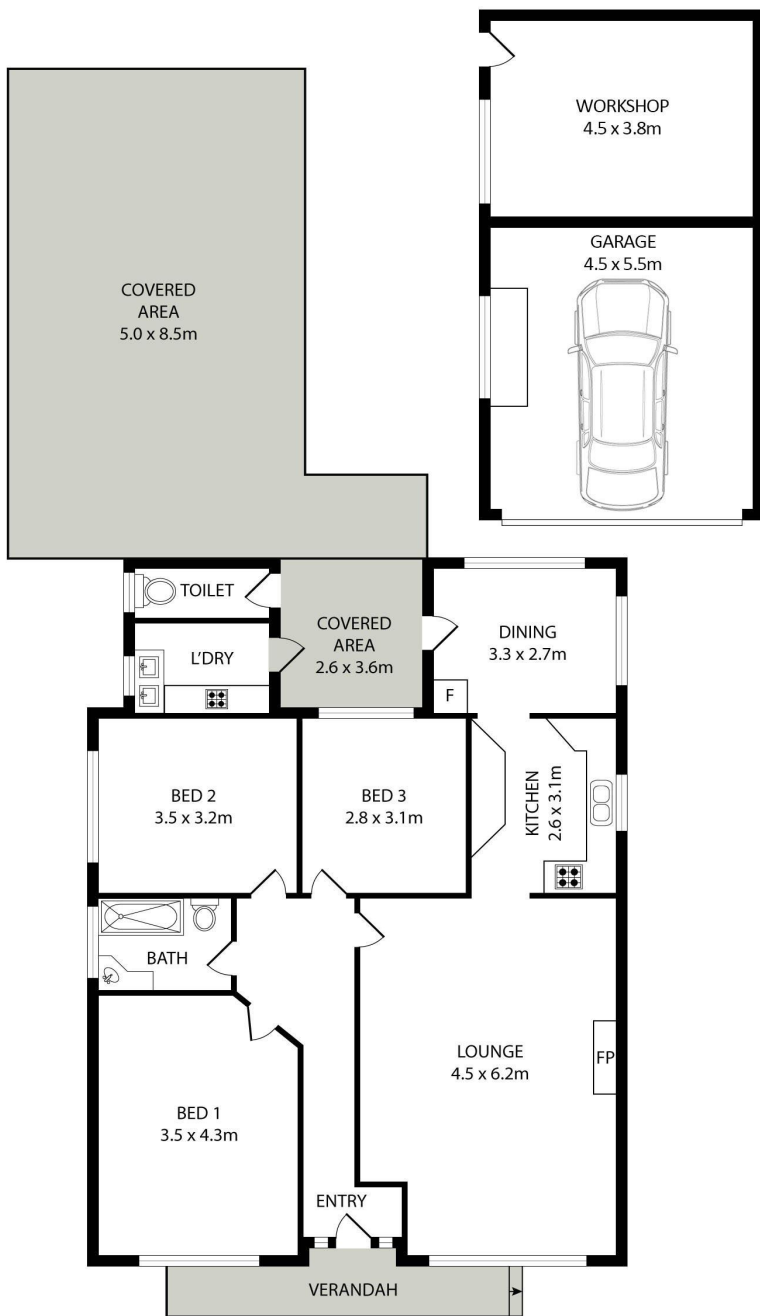
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

LJ Hooker Padstow (02) 9771 1177

2 Padstow Parade, PADSTOW NSW 2211

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





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