



18 Thomas Street, Picnic Point

## Prime 575sqm Block with Duplex Potential (STCA) in a Quiet Picnic Point Pocket- Within Picnic Point Primary School Catchment

Beautifully presented, this modern family home delivers effortless comfort in one of Picnic Point's most sought-after streets. Set on a level approx. 575sqm parcel with a wide 15.14m frontage, this property presents the opportunity for duplex development (STCA) while being immediately move-in ready for investors or families.

Inside, multiple living and dining areas create flexible spaces for growing families, complemented by a modern kitchen with stainless steel appliances. Each bedroom includes built-in robes and ceiling fans, while both bathrooms are tastefully updated with modern finishes and floor-to-ceiling tiles. The home's light-filled interiors are enhanced by timber flooring, plantation shutters and ample built-in storage throughout.

The home features a standout outdoor area with a timber deck,

4 2 2

### FOR SALE

For Sale \$1,890,000 - \$2,050,000

### VIEW

By Appointment

### 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.



sparkling in-ground pool with bench seating and an outdoor shower and a covered alfresco. With level lawns, side access and parking for multiple vehicles, it's ideal for families who love space and flexibility. Privately positioned in a quiet leafy setting opposite the Picnic Point Primary School and just minutes to local shops, bus services and Revesby station, this property presents strong land value and future potential for duplex development (STCA).

- Well-maintained, move-in ready home set on approx. 575sqm with 15.14m frontage
- Multiple formal and informal living zones with projector setup
- Modern kitchen with stainless steel appliances and quality finishes
- Four bedrooms with built-in robes and ceiling fans, split system A/C throughout
- Outdoor timber deck, sparkling in-ground pool and covered alfresco area
- Side access, secure covered carport with secure gate, drive-through parking options
- Solar panels for energy efficiency, garden shed & landscaped gardens front and rear
- Positioned within the Picnic Point Primary School catchment 100m away
- Privately nestled in leafy pocket, mins from Revesby station, local shops & bus service

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	1AJBFAE
Property Type	House
Land Area	575 m2
Including	Air Conditioning
	Built-in-Robes
	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

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





