

## Picnic Point, 8 Denny Road

**SOLD PRIOR TO AUCTION | LJ HOOKER PADSTOW | JAMES TRIVOR**

Well maintained throughout yet offering ample potential for refurbishment, this traditional cottage presents an affordable opportunity to enter a quiet cul de sac community. On 531sqm, there is incredible scope for full development, subject of course to council approval.

With separate living and dining areas, both bedrooms are doubles with built-in wardrobes. The large kitchen has electric appliances, while there is also a teenager's retreat that opens to the sunny rear garden.

Additional features include a single carport, level lawns, air conditioning and original wood panelling. Conveniently located just 650m to the riverside Lambeth Reserve, it is only 1.7km to Panania train station and a selection of village amenities.

Features include:



**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.

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**For Sale**

**SOLD | \$1,310,000**

**View**

[ljhooker.com.au/1DNYFAE](http://ljhooker.com.au/1DNYFAE)

**Contact**

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**LJ Hooker Padstow**  
**(02) 9771 1177**



- Offered to market for the first time in over 60 years
  - Well maintained original cottage, scope to modernise
  - Level 531sqm with ample room for development, STCA
  - Separate living and dining areas, spacious bedrooms
  - Teenager's retreat, sunny garden, air con, cul de sac
  - 650m to Lambeth Reserve, 1.7km to Panania 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

<b>Property ID</b>	1DNYFAE
<b>Property Type</b>	House
<b>Land Area</b>	531.1 m <sup>2</sup>
<b>Including</b>	Air Conditioning Close to Schools Close to Shops Close to Transport

**James Trivor 0422 696 125**

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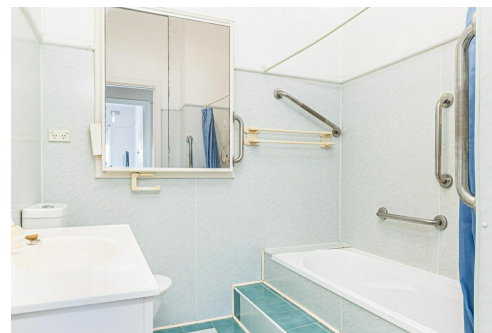
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