



## Punchbowl, 4 Rose Street

### Spacious Double Brick Home in Prime Location!

Set on a generous block of approximately 695 sqm with a 15.24m frontage, this well-maintained double brick home is positioned in one of Punchbowl's most sought-after streets, offering space, comfort, and unmatched convenience.

Just moments from Punchbowl Station, shops, schools, places of worship, and more - the location couldn't be better.

Whether you're a growing family, savvy investor, or considering future development potential to construct a duplex or granny flat addition (STCA), this property presents a golden opportunity in the heart of Punchbowl.

#### Property Highlights:

- Four spacious bedrooms with tiled flooring throughout



**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.

**SOLD**

4

3

3

**For Sale**  
Auction

**View**  
[ljhooker.com.au/10AUF8E](http://ljhooker.com.au/10AUF8E)

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**LJ Hooker Bankstown**  
**(02) 9708 2244**

- Master bedroom with private ensuite
- Expansive living and dining areas
- Modern kitchen with stone benchtops, gas cooking & ample cabinetry
- Main bathroom with shower and bathtub
- Internal laundry with toilet and shower
- Air conditioning for comfort year-round
- Covered patio and large backyard - perfect for entertaining
- Drive-through lock-up garage with access to backyard + storage
- Land Size: 695 approx. sqm, Frontage: 15.24 m

Enjoy the convenience of local amenities just a short walk away. Move in, renovate, or redevelop - the choice is yours.

DISCLAIMER: While LJ Hooker Bankstown Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

## More About this Property

<b>Property ID</b>	10AUF8E
<b>Property Type</b>	House
<b>Land Area</b>	695 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Dishwasher Built-in-Robes Fully Fenced Remote Garage

### Louie Kazzi 0450 771 000

Sales Agent | louie.bl@ljhooker.com.au

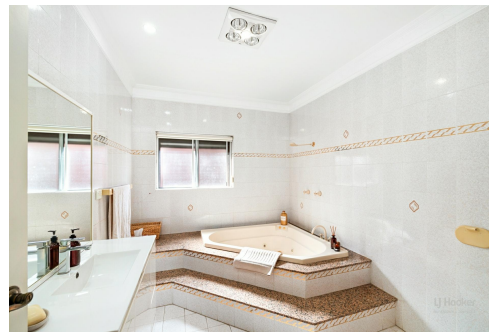
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