

## Punchbowl, 69 Catherine Street

Full Brick Home | Two Bedroom Granny Flat | Blue-Ribbon Location

Situated in one of Punchbowl's most sought-after enclaves, this exceptional 689.2sqm (approx.) parcel of land presents an unparalleled opportunity for families, investors, or individuals seeking to establish a presence in a highly coveted location.

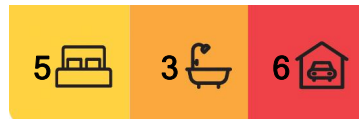
Featuring two distinct living quarters, ideal for extended families or astute investors seeking to optimise rental yield with the added benefit of a near-new two-bedroom granny flat.

### Property Features:

- Solid brick construction for lasting quality
- Three spacious bedrooms all with built-in wardrobes
- Large living and dining area



**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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/10CWF8E](http://ljhooker.com.au/10CWF8E)

**Contact**  
**Louie Kazzi**  
0450 771 000  
[louie.bl@ljhooker.com.au](mailto:louie.bl@ljhooker.com.au)

**Sam Nader**  
0450 400 001  
[Sam.bm@ljhooker.com.au](mailto:Sam.bm@ljhooker.com.au)

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

- Functional kitchen with gas cooking and ample storage space
- Original bathroom
- External laundry with a second bathroom
- Grass area perfect for the kids to enjoy
- High ceilings and tiled throughout
- Air conditioning

#### Granny Flat Features:

- Two spacious bedrooms both with built-in wardrobes
- Open plan living and dining area
- Modern kitchen with stone bench tops & gas cooking
- Stylishly designed bathroom
- Laundry plus a second toilet
- Undercover alfresco area plus grass area for the kids to enjoy
- Ducted Air conditioning
- High ceilings
- Single lock up garage

Located moments from local shops, schools, parks, and transport, this home offers the perfect blend of lifestyle and convenience.

**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>	10CWF8E
<b>Property Type</b>	House
<b>Land Area</b>	689.2 m2

#### Louie Kazzi 0450 771 000

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

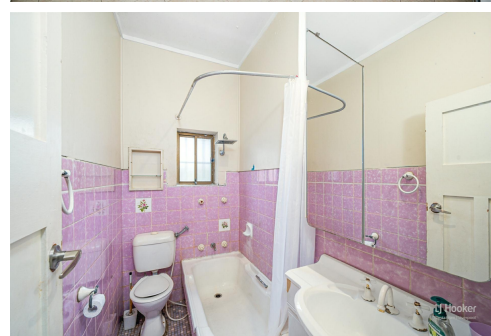
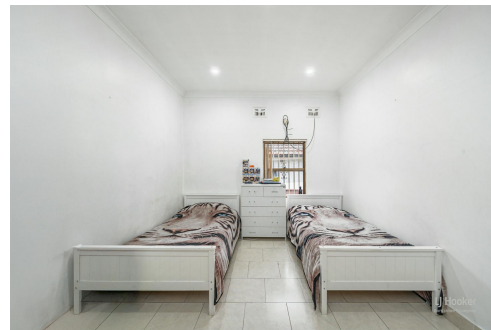
#### Sam Nader 0450 400 001

Director | Sam.bm@ljhooker.com.au

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

11 Marion Street, BANKSTOWN NSW 2200

bankstown.ljhooker.com.au | bankstown@ljhooker.com.au



**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.

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





69 Catherine St, **Punchbowl**

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.