

## Punchbowl, 1/31 Wattle Street

SOLD BY CHARLIE FROM LJ HOOKER BANKSTOWN  
0455100100 Renovated Street Facing Detached Double  
Brick Townhouse In Complex of 6 In Prime Location

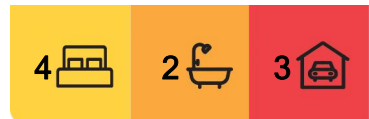
Positioned street-facing in a boutique complex of just six, this beautifully renovated double brick townhouse offers the space and comfort of a freestanding home with the ease of low-maintenance living. Ideally located just moments from St. Charbel's Church and a selection of quality schools, it's a perfect fit for young families, downsizers, or savvy investors.

Thoughtfully designed to maximise natural light, the spacious open-plan living and dining area flows effortlessly to a large, sunny wraparound yard complete with a covered entertaining deck-ideal for relaxed family living or entertaining guests.

Upstairs, four generously sized bedrooms provide peaceful privacy, three with built-in wardrobes and the master boasting a sleek ensuite. With quality updates throughout, there's nothing more to spend—simply move in and enjoy.



**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**  
Please Call

**View**  
[ljhooker.com.au/10P5F8E](https://ljhooker.com.au/10P5F8E)

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

Contact Charlie 0455100100 for further information.

#### Key Features:

- Bright and airy open-plan living/dining opening to covered outdoor entertaining area
- Expansive, sun-drenched wraparound yard-perfect for kids and pets
- Modern kitchen with stone benchtops, stainless steel appliances & gas cooking
- Four large bedrooms, three with built-ins; master with ensuite
- Stylishly renovated bathrooms + ground floor guest W/C
- Internal laundry with contemporary finishes
- Oversized lock-up garage plus additional enclosed brick carport
- Double brick construction offering durability and excellent insulation
- Air conditioning, quality flooring, and neutral tones throughout
- Quiet, well-kept complex of six homes in a peaceful neighbourhood
- Minutes to St. Charbel's, local schools, parks, Bankstown & Greenacre shopping
- Outgoings (approx.): Strata: \$600 p.q, Council: \$450 p.q, Water: \$180 p.q.

This home combines generous proportions, high-quality finishes, and a standout location- be quick to inspect!

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 mis-statements 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>	10P5F8E
<b>Property Type</b>	House
<b>House Size</b>	220 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Courtyard Balcony Built-in-Robes

### Charlie Garcia 0455 100 100

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

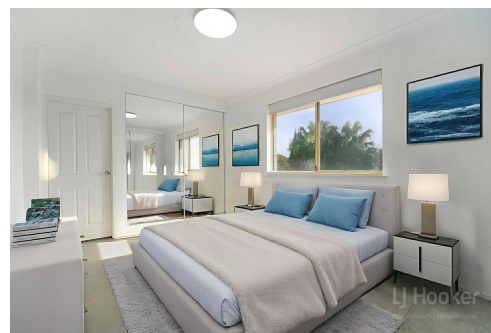
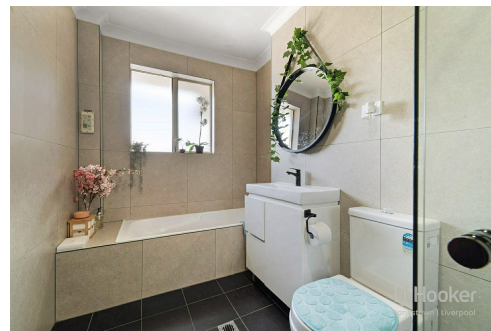
### Gizele Asfour 0403 052 793

Licensed Real Estate Agent | Gizele.BL@ljhooker.com.au

### LJ Hooker Bankstown (02) 9708 2244

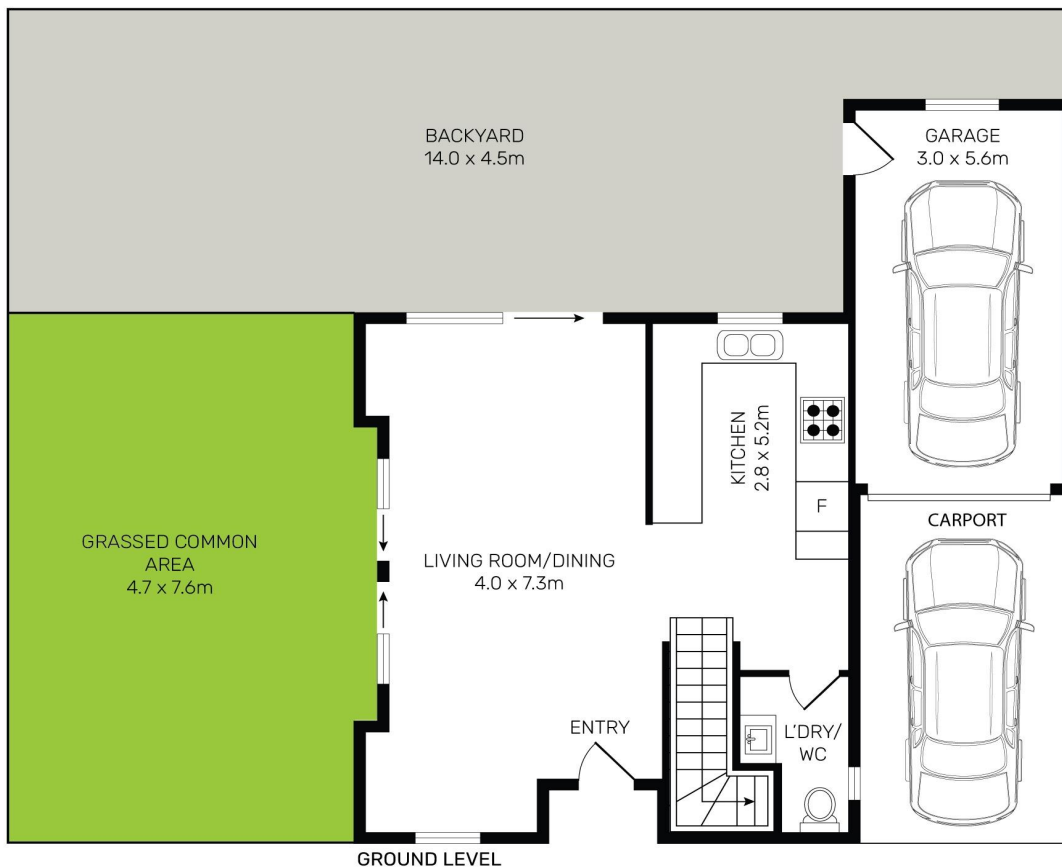
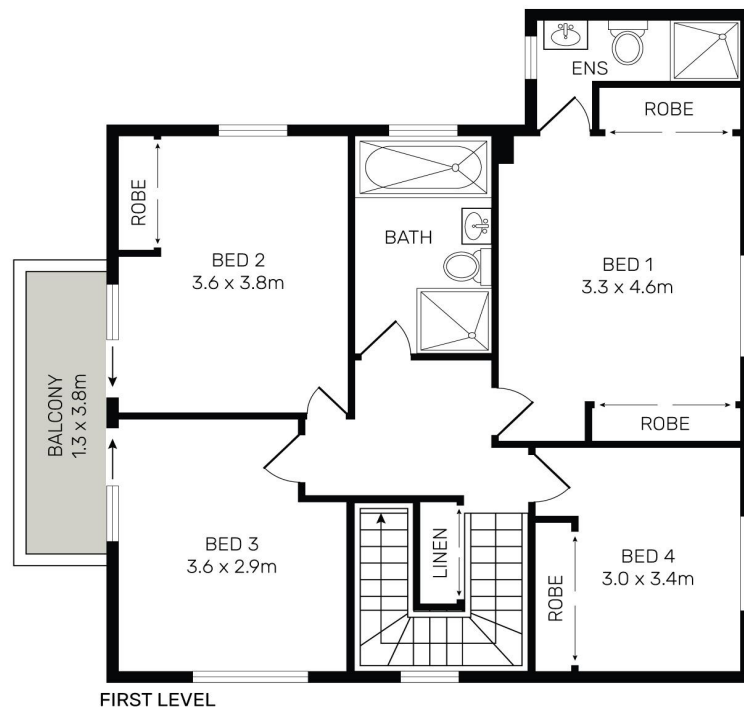
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