



44 Villawood Road, Villawood

## R4 Zoning - Great Potential for Developers

This spacious 3 bedroom family home has a 532 m2 block of land. This fibro veneer residence could suit an extended family.

Features include:

- 3 bedrooms with built-in-robos
- Polished timber flooring throughout
- Large separate lounge and dining area.
- Neat and tidy kitchen with gas appliances and bathroom.
- Separate Family room
- Split air conditioner in lounge room and one of the bedrooms
- Separate sleepout with walk-in-robe, bathroom and kitchenette with an undercover pergola
- Separate little retreat area
- Huge undercover pergola area
- 2 sheds
- Good size backyard.

Granny Flat potential or knockdown and rebuild is ideal.

So close to CBD, schools, transport and walking and bicycle tracks.

4 3 2

**FOR SALE**  
\$1,250,000.00

### AGENTS

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### AGENCY

LJ Hooker Edensor Park | Green Valley  
(02) 9823 8888

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

Tightly held for many years and absolutely will be sold.

SEE YOU AT THE OPEN!!

### MORE DETAILS

Property ID                   CEJHUC  
Property Type               House

**Patrick Huynh 0423 333 999**

Principal / Licensee In Charge / Licensed Real Estate Agent |  
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Floor Plan

Site Plan

**44 Villawood Road  
Villawood 2163**

Scales in metres. Indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

