



36 Beauchamp Street, Wiley Park

## Solid Brick Family Home with Rear Lane Access

Set in a highly convenient and rapidly growing pocket of Wiley Park, this solid brick tile residence presents outstanding versatility for families and investors alike. Positioned just 1km from Wiley Park Train Station and the upcoming Metro, the home showcases generous open-plan living areas within the highly sought-after R3 Medium Density Residential Zone, offering both immediate comfort and exciting future potential.

### Property Features:

- 5 spacious bedrooms, all with built-in wardrobes
- Solid brick construction
- Open-plan living and dining with abundant natural light
- Spacious modern kitchen with gas cooking, dishwasher & ample cupboard space
- Renovated bathroom with floor-to-ceiling tiles
- Fully tiled interiors for easy maintenance
- Air conditioning
- Outdoor pergola area ideal for entertaining
- Attached, self-contained 1-bedroom retreat - ideal for extended family or rental income
- Separate commercial kitchen with flexible adjoining space near

5 3 2

**FOR SALE**  
AUCTION THIS SATURDAY

### AGENTS

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### AGENCY

LJ Hooker Bankstown  
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- garage - perfect for catering, home business, or additional storage
- Rear lane access from Campaspe Avenue to double lock-up garage
- R3 zoning offering future development potential (STCA)

#### Location Highlights:

- Enjoy unbeatable convenience with close proximity to:
  - " Wiley Park and surrounding green spaces
  - " Roselands Shopping Centre and local cafés
- Wiley Park Girls High School
- Lakemba Public School
- Community facilities, sporting grounds, and playgrounds
- Easy access to the M5 Motorway and major arterial roads
- A short walk to the train station and future Metro with direct CBD access

This is a rare opportunity to secure a substantial property offering space, flexibility, and outstanding convenience in a high-demand growth corridor. Whether you're seeking a large family home, dual-income potential, business flexibility, or future development upside, this unique residence delivers on every level.

**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 DETAILS

Property ID	118PF8E
Property Type	House
Land Area	569.1 m2
Including	Air Conditioning Dishwasher Built-in-Robes Secure Parking

#### Louie Kazzi 0450 771 000

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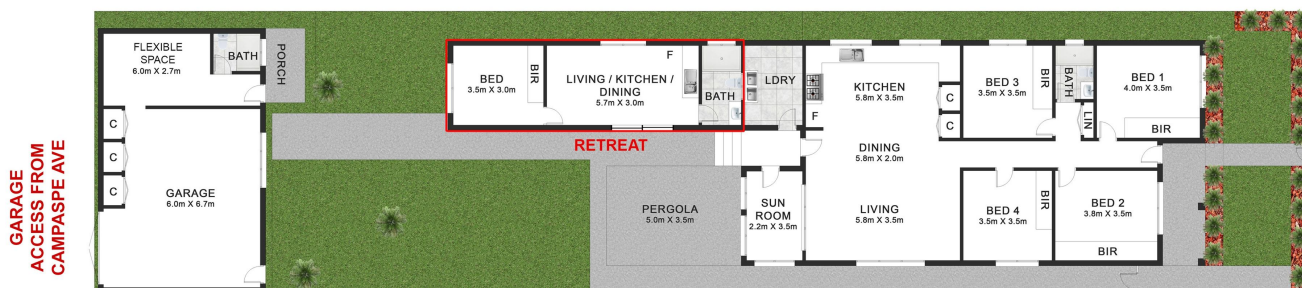
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