74 Renown Avenue, Wiley Park

Outstanding Family Home in Convenient Locale, 18.29m Frontage, 614sqm

Exceptional opportunities of this calibre are becoming increasingly rare! Occupying an expansive 614sqm approx. parcel of land with an impressive extra-wide 18.29 metre frontage, this outstanding property in a wide street presents exciting development potential (STCA), making it an attractive opportunity for developers, owner occupiers, investors and land bankers seeking to maximise future value in a superbly convenient location!

Boasting a desirable north-east to rear aspect, this charming residence blends timeless character with modern updates and generous light-filled interiors, offering instant comfort to move straight in or lease out while exploring the site's significant future possibilities.

The choice is yours to enjoy the home as is, renovate and extend, rebuild your dream home or unlock the incredible development potential (STCA), this well presented home delivers flexibility, immediate liveability and exceptional long-term rewards!

- Land 614sqm with wide 18.29m frontage approx.
- Zoned R3 Medium Density Residential

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.

3 2 3

FOR SALE
FOR SALE | Contact Agent

VIEW
Sat 31st Oct @ 12:45PM - 1:15PM

AGENTS
Muhammad Sarmini
0403 750 917
muhammad@ljhbl.com.au

AGENCY
LJ Hooker Belmore
(02) 9750 9244

LJ Hooker

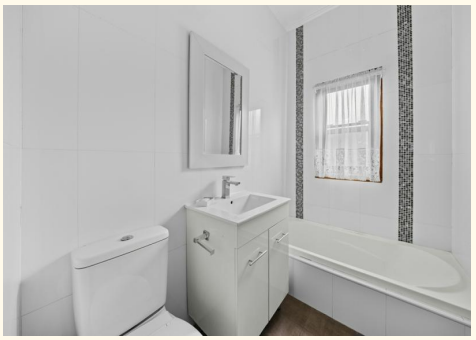
- Explore development potential with scope for Duplex, Granny Flat or build your dream home (STCA)
- Three (3) double bedrooms with built-in robes plus an adjoining versatile study/retreat
- Generously sized living area with split system air conditioning
- Large updated kitchen with breakfast bar, gas cooking, ample cupboard and bench space plus spacious adjoining dining area
- Modern fully tiled main bathroom with bathtub
- Spacious internal laundry with storage and combined second bathroom including shower and separate WC with both internal and external access
- Polished timber floors throughout and featuring high ornate ceilings with fans
- Large undercover outdoor area, perfect for relaxing or entertaining
- Huge rear yard with storage shed and landscaped gardens
- Deep driveway access to car spaces, detached oversized lock up garage and workshop

Ideally situated only 1km to Wiley Park Station with benefits of upcoming Sydney Metro upgrade, 850m to Home Co. Shopping Centre Roselands & Aquatic Centre, 700m to Wiley Park Girls High School, 1km to Wiley Park Public School, 1.3km to Lakemba Public School, 1.8km to Lakemba station and main shopping strip including a vibrant array of cafes and restaurants, 600m to vast recreational parkland of Wiley Park and 17km to Sydney CBD!

Address: 74 Renown Avenue, Wiley Park
For Sale: Contact Agent
Inspect: As advertised or by appointment
Contact: Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au

MORE DETAILS

Property ID	9H4HRQ
Property Type	House
Land Area	614 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking



Muhammad Sarmini 0403 750 917
Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

LJ Hooker Belmore (02) 9750 9244
435-437 Burwood Road, BELMORE NSW 2192
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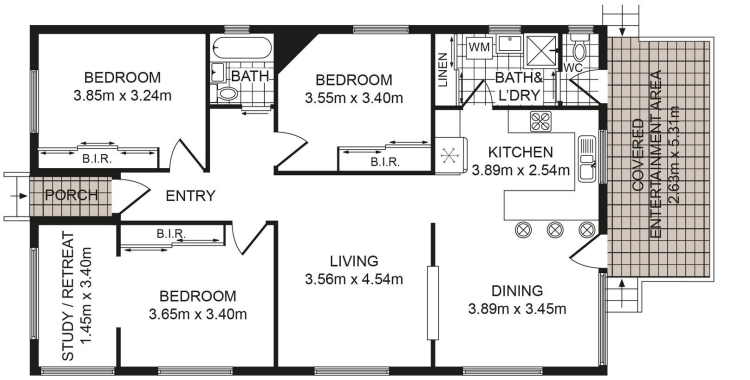
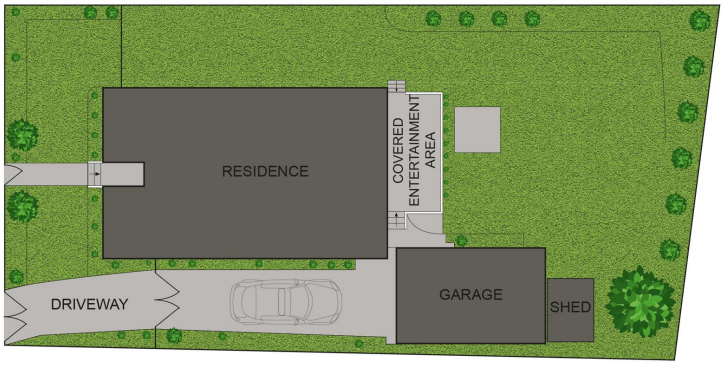
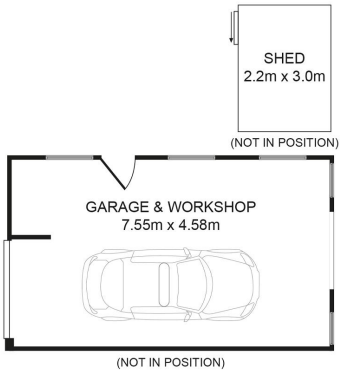




SITE PLAN (NOT TO SCALE)



74 Renown Ave, Wiley Park NSW 2195

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here,measurements of doors, windoows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.This plan is for illustration purpose only and should be used as such by any prospective purchaser.The service, systems and appliances shown have not been tested and no gurantee as to their operabilitiy or efficiency can be given.

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