



Yagoona, 15 Breasley Avenue

Spacious Family Oasis with Pool, Studio & Duplex Potential (S.T.C.A)

Perfectly positioned in a quiet cul-de-sac and set on a generous 607sqm parcel with a 15.24m frontage, this meticulously renovated double-brick residence is an exceptional opportunity for families, investors, and those seeking future development potential (S.T.C.A).

From its commanding street presence to its refined interiors and expansive layout, this home offers a seamless blend of comfort, style, and practicality - just 1km to Yagoona Station, local shops, schools, parklands, and only 2.8kms to Bankstown Central.

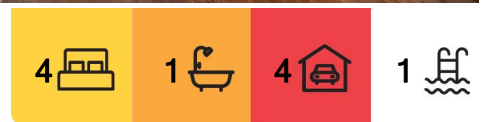
Property Features:

- Four spacious bedrooms - All include built-in wardrobes and carpeted floors for comfort
- Multiple living zones - Large front lounge room, breakfast bar in the kitchen, sunroom with



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SOLD



Auction
Sat 23rd Aug @ 1:45PM

View
ljhooker.com.au/10NAF8E

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formal dining, and a versatile office or second dining area

- Designer kitchen - Recently renovated with premium Swiss appliances, expansive bench space and large pantry
- Spacious laundry/scullery - Recently renovated laundry/ scullery with lots of bench space, conveniently adjoining the kitchen with side access
- Stylish renovated bathroom - Contemporary fixtures and generous space
- Studio / 5th Bedroom - Ideal for guests, in-laws, teenagers, or rental income. Can easily be converted to a granny flat
- Daikin two-zone ducted air conditioning - Efficient climate control throughout the home
- New flooring & light fixtures - Featuring wooden floors throughout main areas
- Shutters throughout - Enhancing privacy and a modern aesthetic
- Security system & gated yard - For peace of mind
- Large Front and Rear Yards - Ample space for families and outdoor living
- Beautiful sandstone inground pool - Newly renovated entertainment area, perfect for summer relaxation
- Two alfresco entertainment areas - One at the front and one at the rear, ideal for gatherings and BBQs. The front balcony flows directly from the lounge room for seamless indoor-outdoor living
- Side access driveway - Easy vehicle access to the backyard and additional parking
- Fenced backyard & new fences throughout - Secure & private
- Long driveway - Plenty of off-street parking
- NBN connected - Perfect for working from home or streaming
- Double brick construction - Built to last with excellent insulation
- Potential duplex site (S.T.C.A) - Wide frontage offers exciting redevelopment options

Location Highlights:

- 1km to Yagoona station
- Close to Yagoona shops, local parks, and quality schools
- 2.8kms to Bankstown Central
- Convenient access to the Bankstown Metro line (opening 2026)
- Quiet cul-de-sac location with minimal traffic
- Close to major roads and public transport options

This beautifully maintained home ticks every box - space, quality, privacy, entertainment, and future potential. Whether you're upsizing, investing, or looking to develop, 15 Breasley Avenue is the perfect address to make your next move.

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.



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More About this Property

Property ID	10NAF8E
Property Type	House
Land Area	607 m2
Including	Air Conditioning Toilets (2) Pool Floorboards Built-in-Robes

Sam Nader 0450 400 001

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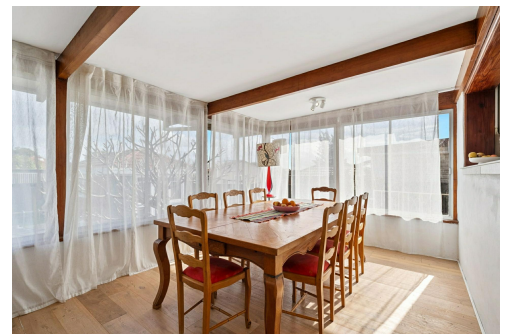
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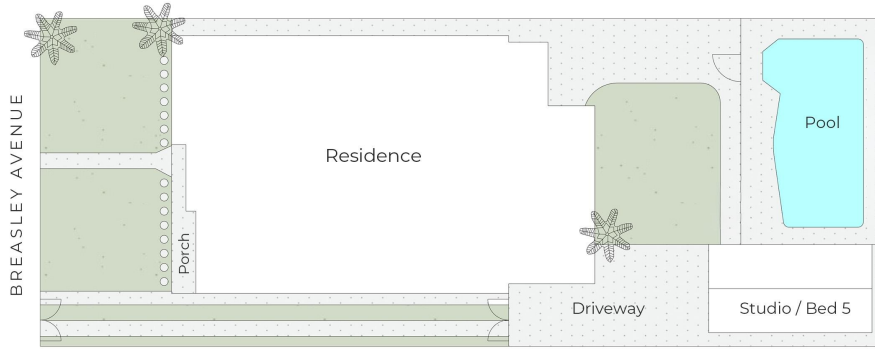
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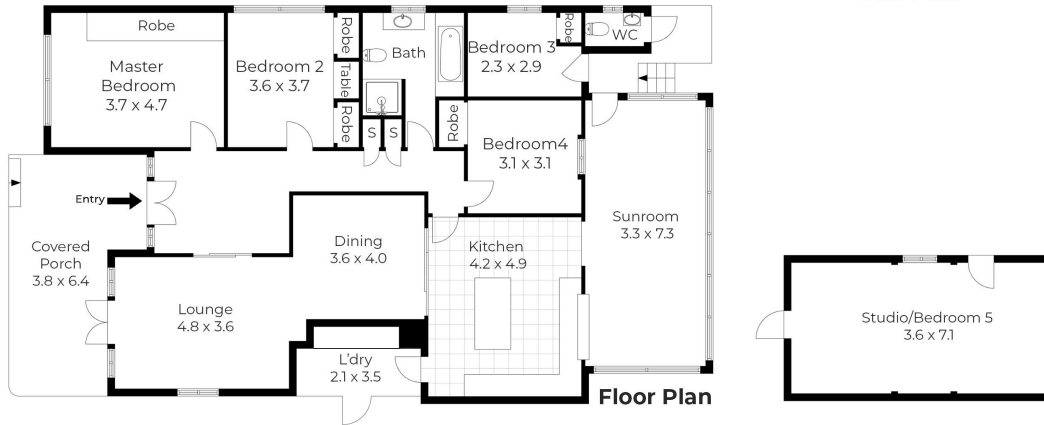


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Site Plan



Floor Plan

15 Breasley Ave, Yagoona

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