



19 Yeo Street, Yagoona

## Entry-Level Opportunity with Scope to Renovate & Add Value

Positioned in a convenient and family-oriented pocket of Yagoona, this well-kept clad and tile home presents an outstanding opportunity to enter the property market. Set on a generous 505.9sqm block, the home offers immediate comfort and functionality, while providing enormous potential to renovate, add value or explore future development opportunities (STCA).

The home features a welcoming floorplan with a front lounge room, a spacious rear sunroom with air conditioning, and a light-filled interior that has been lovingly maintained over the years. The original kitchen and bathroom remain in excellent condition, offering immediate functionality while providing the perfect canvas to update.

The generous backyard offers an abundance of outdoor space for families to enjoy, while presenting an excellent opportunity to add a granny flat and maximise the property's investment potential, subject to council approval.

### Property Features:

- Generous 505.9sqm block, wide 14.48m frontage approximately
- Excellent opportunity to renovate, update and add value

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### AUCTION

Sat 4th Jul @ 1:30PM

### VIEW

Sat 13th Jun @ 1:00PM - 1:30PM

### AGENTS

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### AGENCY

LJ Hooker Bankstown  
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 **LJ Hooker**

- Potential for a granny flat addition, subject to council approval
- Three well-proportioned bedrooms
- Spacious front lounge room with ceiling fan
- Rear sunroom/family room with air conditioning
- Original kitchen and bathroom, both well maintained and neatly presented
- External laundry and additional outdoor toilet
- Stand alone lock-up garage suitable for storage or workshop space
- Two separate sheds providing additional storage options
- Expansive backyard with established gardens
- Approximately 1.6km to Yagoona Station and 650m to Maluga Passive Park
- Close to local schools, shops, transport and everyday amenities

Offering immediate comfort with exceptional future potential, this is a rare opportunity to secure a sizeable parcel in a high-demand location.

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## MORE DETAILS

Property ID	11NFF8E
Property Type	House
Land Area	505.9 m2
Including	Air Conditioning Toilets (2) Window Roller Shutters

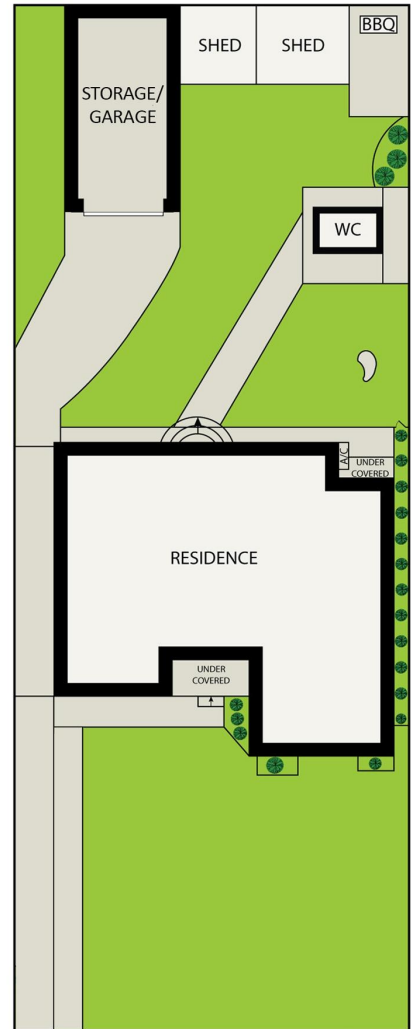
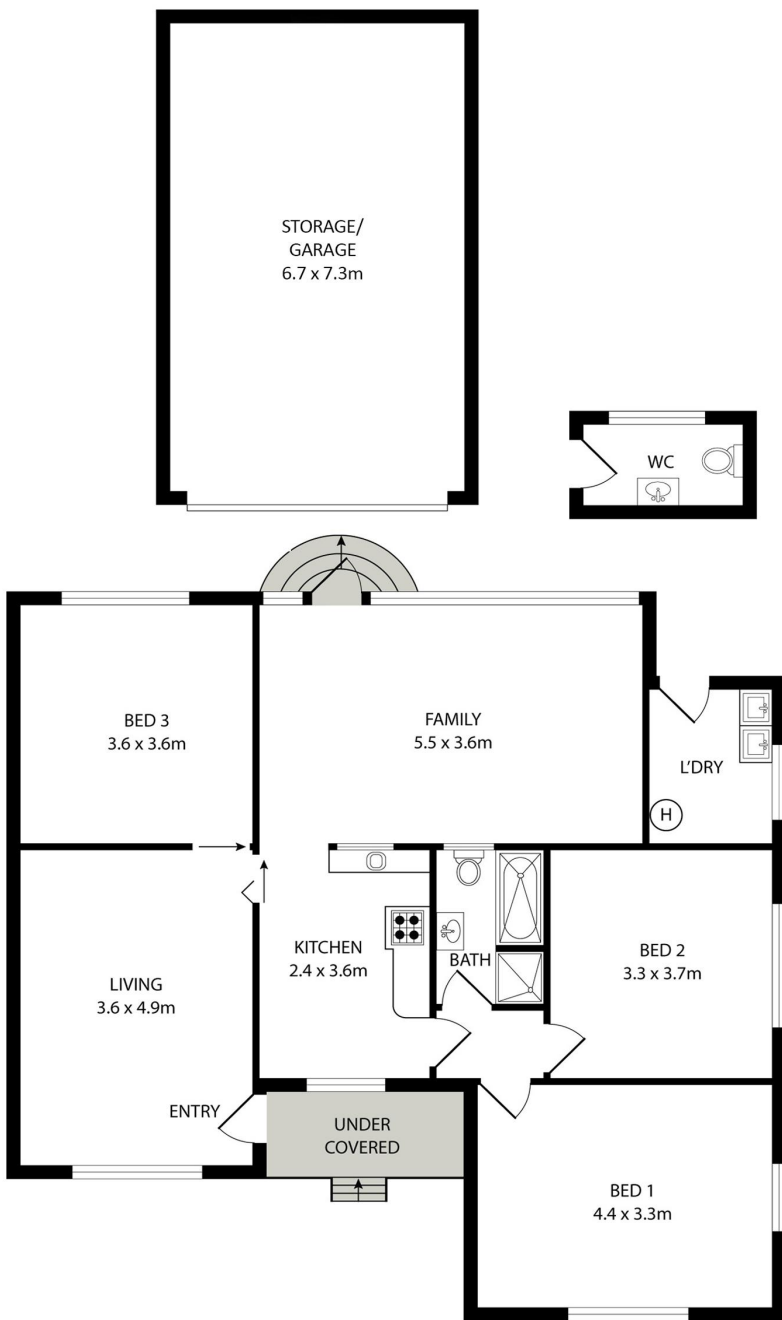
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