



**Charming Double Brick Home in Prime Location.**



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## 17 Marcella Street, Kingsgrove

### Auctioned

First time offered for sale in 60 years and enjoying an abundance of natural light, this double fronted brick home is located on the high side in a sought-after tree lined street and is conveniently located close to transport, schools, shops and parks. Offering an excellent opportunity for astute purchasers to purchase in such a desirable location. Ready to just move in or add your personal touch with further potential to renovate, extend or add another level (STCA) to add further value.

- Three generous bedrooms
- Main bedroom with built in robe.
- Versatile living, including formal lounge and dining room plus family room at the rear.
- Well appointed kitchen with gas cooking
- Period style main bathroom.
- Study/home office or possible fourth bedroom.
- Internal laundry plus second bathroom.

<b>Property ID:</b>	L28010600
<b>Property Type:</b>	House
<b>Garages:</b>	1
<b>Carports:</b>	1
<b>Land Area:</b>	442.62 sqm

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- Side driveway access to a lock up garage and carport
- Outdoor undercover entertaining area.
- Secure and child friendly rear yard.
- Land 12.19m X 36.57m – 442.6m<sup>2</sup>(approx.), Zoning – R3
- Other features include: Air Conditioning, Electric Shutters, High Ceilings, Garden Shed, Gas Hot Water.
- Only a short stroll to Kingsgrove North High School and Clemton Park Public School & Clemton Park Shopping Village.



17 MARCELLA STREET

KINGSGROVE