



Double Brick Home Offers Peaceful Cul-De-Sac Address And Huge Potential



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32 Lumeah Avenue, Punchbowl

Sold Prior To Auction

Placed on a generous 562.8sqm block in a quiet cul-de-sac setting, this solid double brick residence is perfectly comfortable as is, though it offers enormous potential to renovate, extend or knockdown and rebuild a dream home (STCA). Creating endless possibilities for an astute buyer to capitalise on, it provides the perfect foundation for forward thinking families looking to secure a tucked away position within the Punchbowl area. This property enjoys a very practical single level layout with two separate living zones, a central kitchen and dining space, a tidy bathroom, two comfortable bedrooms plus ample off street parking. Its convenient address provides easy access to local schools, parks, sporting fields and Roselands shopping centre, while only minutes away from city transport and Punchbowl's wide selection of cafés and restaurants.

- Single level layout appointed with comfortable lounge and family room
- Central dining space beside gas equipped kitchen with tiled splashback
- Oversized backyard offers ample space and potential to extend (STCA)
- Two good sized bedrooms, opportunity to reconfigure in future (STCA)
- Neatly presented bathroom presenting vanity, w/c and walk-in shower

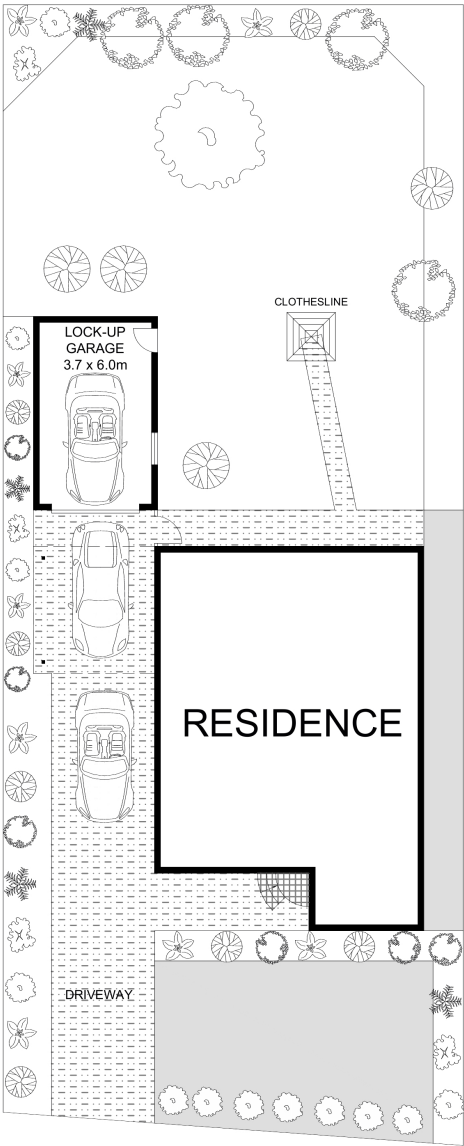
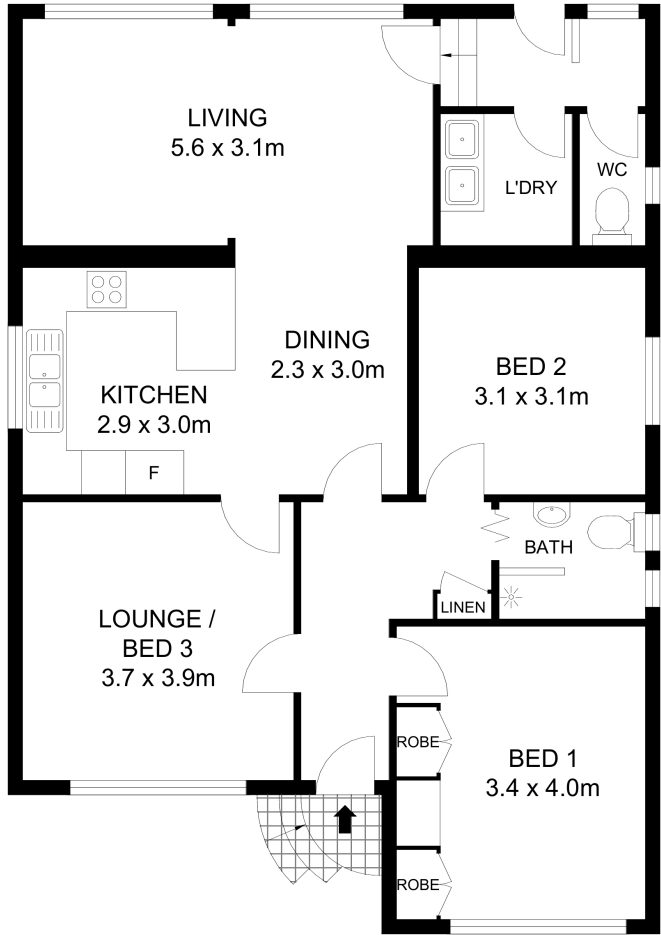
Property ID:	L29077362
Property Type:	House
Garages:	1
Carports:	2
Land Area:	562.8 sqm

Sam Epsimos

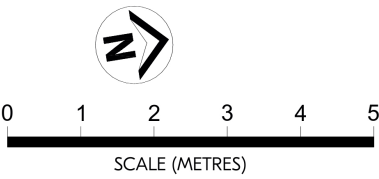
0402 373 274

sam.epsimos@bexley.rh.com.au

- Air conditioning, gas heating bayonets, laundry room, additional w/c
- Driveway with side access to carport and secure lock-up garage in rear
- Ready to live in or lease while planning renovation or new home (STCA)
- Easy access to Canterbury Road, King George's Road and M5 Motorway



Site Plan



WE BELIEVE THE INFORMATION IN THIS DOCUMENT TO BE RELIABLE. HOWEVER INTERESTED PERSONS SHOULD MAKE THEIR OWN ENQUIRIES. DIMENSIONS ARE APPROXIMATE.