

Spacious Open-Plan Living Perfect for Families & Entertaining



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## 22 Loch Maree Parade, Concord West

Auction Guide  
\$2,250,000

Set on a generous 23.835 metre wide frontage, this immaculate family home offers incredible future potential in one of Concord West's most tightly held pockets. Move straight in and enjoy the bright open plan layout, complemented by a sleek modern kitchen, four well-proportioned bedrooms, and a stylishly updated bathroom. Step outside to a private, low-maintenance rear yard with a covered alfresco deck and built-in BBQ area-perfect for effortless entertaining. With ample off-street parking for up to four cars and comfortable modern touches including air conditioning, the home is ready to enjoy while offering exciting prospects for redevelopment, extension, or dual occupancy (STCA) thanks to its wide block and premium location. All this, just a short stroll from Concord West Station, schools, shops, Concord Hospital, and scenic parklands.

- Impressive 23.835-metre frontage offering rare development potential (STCA)
- Bright open plan living and dining with a modern kitchen
- Covered entertaining deck with built-in BBQ area and private rear yard
- Off-street parking for up to 4 vehicles; comfort of air conditioning

**Property ID:** L34978544

**Property Type:** House

**Open Parking:** 4

**Land Area:** 567.0 sqm

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- Walk to Concord West Station, quality schools, shops, and local amenities

Outgoings : Council: ~\$359 pq

Water: ~\$290 pq

Total Area: 567m<sup>2</sup>

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Disclaimer: Some images have been digitally enhanced and/or virtually styled to represent the property's potential. These enhancements are for illustrative purposes only and may not reflect the current condition of the property.