



**Auction at Doltone House, Club Marconi,
16th May @6PM**



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25 Vale Street, Woodpark

\$820,000 Guide

Auction: May 16 @ Marconi Club

Vintage Charm & Character will Delight

This solidly built vintage style residence adjacent to a leafy neighbourhood park and playground, offers all the charm of yesteryear with plenty of potential to update to live in and love or on-sell for profit; with good bones and lashings of warmth, it is ready to shine even brighter!

On a 556m² flat, low maintenance block with a huge child and pet-friendly fenced backyard with masses of room for a pool, build a granny flat (stca) or DUPLEX site (STCA) the land size itself is another attractive feature of the home, an increasing rarity in an environment continually shifting towards high density living. You can still live the Great Australian Dream!

Summary of features:

- 3 bedrooms – well presented, all with built-in wardrobes
- Fully tiled retro bathroom with shower over full sized bathtub
- Large eat-in kitchen with plentiful storage & electric cooking

Property ID: L27389007

Property Type: House

Garages: 1

Land Area: 557.5 sqm

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- High ceilings, attractive polished timber floors throughout, sash windows
- Split system air-conditioning in master bedroom, 2nd toilet in laundry
- Full length covered front patio – a pleasant space for morning coffee
- Oversized single lock up garage plus extra onsite driveway parking
- 4×7.6m north facing covered alfresco entertainment – perfect for BBQs
- 3×3-metre lock-up garden shed for storing tools and outdoor toys
- Park next door provides extra space for children to play & socialise
- Walking distance to T-Way, schools, nature reserves, bus & more
- 7 mins to Guildford Train Station, 10 mins to Stocklands Merrylands
- 40 mins to CBD, 35 mins to Sydney Airport & Western Sydney Airport
- Quick easy access to Cumberland Highway & major arterial routes

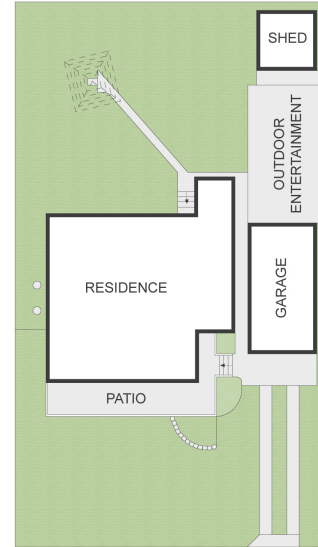
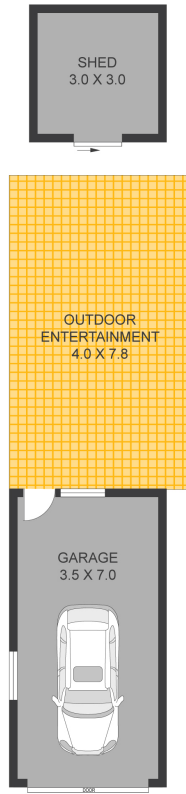
This is a classic style of Sydney home increasingly popular with buyers, of an era that lends itself so perfectly to a tasteful renovation without compromising the integrity of its vintage. Owner occupiers purchased way back in 2000 and will be taking many cherished memories with them; now it's your turn to purchase and start making your own.

Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you!

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.



GROUND FLOOR



SITE PLAN



WOODPARK 25 VALE STREET

DISCLAIMER: Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

Raine & Horne
Wetherill Park