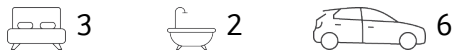




Prime Residential Opportunity with Bonus Workshop



114 Victoria Street, Smithfield

Auction
Unless Sold Prior

Set on a generous parcel of approximately 594.4sqm, this well-maintained family home offers spacious living with the bonus of a separate bakery/workshop, perfect for home business use or versatile storage. Designed for comfort and functionality, it provides multiple living areas, generous outdoor spaces, and excellent vehicle accommodation, all in a prime location close to key amenities.

- Three bedrooms, all with built-in wardrobes
- Multiple living zones including lounge, formal dining, and open-plan kitchen/dining
- Well-appointed kitchen with ample cabinetry and gas cooking
- Main bathroom with separate shower and bathtub plus additional second bathroom
- Covered alfresco area ideal for year-round entertaining
- Bonus separate bakery/workshop with its own covered outdoor entertaining space and bathroom, offering potential to convert into a granny flat (STCA)

Property ID:	L31515223
Property Type:	House
Carports:	2
Open Parking:	4
Land Area:	594.4 sqm

Sam Ruisi
0423 220 725
sam.ruisi@wetherillpark.rh.com.au

- Double-length covered carport plus extra off-street parking
- Enjoy year-round comfort with ducted air-conditioning and reduced energy costs thanks to the installed solar panels.
- Fully fenced yard with gated carport for added privacy and security
- Low-maintenance yard with established fruit trees and garden beds

Situated within walking distance to local schools, shops, transport, and only minutes to Fairfield and Wetherill Park amenities, this property combines lifestyle, convenience, and potential in one appealing package.

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.