



Cringila, NSW
 47 Lake Avenue

3 BED **2** BATH **2** CAR

PLENTY OF POTENTIAL

Elevated home with suburban views with low maintenance. 30 metre frontage. Features include a large master bedroom with a built-in wardrobe plus an ensuite. Renovated kitchen & bathroom, bonus study/sunroom. High ceilings, separate dining, 2 balconies, shutters, new air conditioner, fans, security system, plenty of downstairs storage. Side access. Potential to expand downstairs (STCA) into another self-contained living area (concept plans available). Plenty of extra open space parking for multiple vehicles Fully concreted backyard with a grassed side yard. Close to schools, shops and public transport. Fully fenced. Ideal property for the astute investor.

\$595,000-\$640,000

View: Sat, 24 Apr 2021 @1:00 pm - 1:30 pm

Contact: Paul Spinelli
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Type: House

Land: 436Square Metres

<https://www.spinellirealestate.com.au>



DISCLAIMER Spinelli Real Estate used the best endeavours to make the information on this floorplan accurate and true. Unit areas if shown are approximate only. Spinelli Real Estate do not guarantee or warrant the accuracy or correctness of any information or statement contained in the above floor plan. Buyers should not rely on this floorplan as indicating the final design, appearance, content or as constructed format of the building. Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.



Plans shown are only indicative of layout. Dimensions are approximate.

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