



**Cringila, NSW**  
18 Malcolm Avenue

**3** BED **1** BATH **2** CAR

**ATTENTION FIRST HOME BUYERS!**

This charming three-bedroom home, nestled on the high side of the street with picturesque views, offers an array of features and an abundance of potential.

**Property Overview:**

Nestled on the high side of the street with scenic views. This home is perched on a spacious 892 square meter block, providing plenty of space for outdoor activities. Zoned as R2, allowing for various residential uses. The property features a Colorbond roof, known for its durability and low maintenance.

**Exterior Features:**

The block slopes down to the street, offering an intriguing architectural element.

**\$650,000-\$720,000**

**Contact:** Paul Spinelli  
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0447 771 445

**Type:** House  
**Sold Date:** 01/11/2023  
**Land:** 892Square 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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