

**22 Birrong Avenue, Birrong, NSW, 2143**

**House For Sale**

Tuesday, 14 January 2025

22 Birrong Avenue, Birrong, NSW, 2143

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Spacious Family Home with Self-Contained Granny Flat in Prime Location

This exceptional property offers the perfect blend of space, convenience, and potential. Featuring a spacious 3-bedroom main house and a fully self-contained 2-bedroom granny flat, it's ideal for growing families or investors. The main house boasts generous bedrooms with split-system air-conditioning, a modern renovated bathroom, a fully updated kitchen with gas cooking, and a recently renovated laundry with a beautiful deck. The self-contained granny flat includes 2 bedrooms, its own kitchen, bathroom, and separate entrance, perfect for rental income or extended family. Both dwellings are separated by secure fencing to ensure privacy, and the property offers dedicated car spaces for both the main house and granny flat. Located within walking distance to Birrong Train Station and Birrong Public Schools, this property combines comfort, convenience, and versatility.

### Main House:

- Three spacious bedrooms, all with split-system air conditioning.
- Modern kitchen with gas cooking and ample cupboard and bench space.
- Oversized lounge room with timber flooring for a warm and inviting feel.
- Bathroom with modern finishes, frameless shower and floor to ceiling tiles.
- Recently renovated outside laundry and Multiple off-street parking options.
- Walking distance to Birrong Train Station, Birrong Public Schools, shops, and parks.

### Granny Flat:

- Modern kitchen and bathroom with internal laundry.
- Two generous bedrooms both with built in wardrobes.
- Open plan living and dining area with tile flooring.
- Completely private access with lawn and garden area.