

**34 Crucie Avenue, Bass Hill, NSW, 2197**

**Laing+Simmons**

**House For Sale**

Thursday, 14 November 2024

34 Crucie Avenue, Bass Hill, NSW, 2197

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Deceased Estate

Nestled in a peaceful and highly sought-after street, this well-maintained 557sqm block with room for future potential offers a fantastic opportunity for first-time buyers, savvy investors or duplex builder (subject to Council Approval).

Property Features Include:

- + 3 spacious bedrooms offering plenty of natural light
- + Large, separate lounge and dining areas
- + Well-maintained bathroom
- + Neat kitchen featuring gas cooking and dishwasher
- + Ducted air conditioning throughout
- + Covered entertaining area
- + Lockup garage with internal access

Situated close to local reserves, shops and restaurants. Just a short drive to Bass Hill Plaza, Villawood East Public School, Sacred Heart Catholic Primary, Bass High School + more!

This property presents exceptional value. Don't miss out on this fantastic opportunity – contact Alan Fowler on 0413 057 699 for more details!

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy; we do not accept any responsibility for its accuracy. Any interested persons should rely on their own enquiries.