

**4 Maree Pl, Condell Park, NSW, 2200**



**House For Sale**

Tuesday, 19 November 2024

4 Maree Pl, Condell Park, NSW, 2200

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



John Yatman

0297507011

## Modern Home on Maree with Approved Plans!

Located in a tightly held street of Condell Park, this high-set home presents a rare opportunity to secure a modern property with a spacious landholding. Offering a well-appointed, updated interior and a large 721sqm block, this 4 bedroom home is perfect for growing families, investors, or anyone seeking extra space to expand. Properties on this street offer peace, quiet and serene surroundings.

### Key Features:

- 📍 Large 721sqm Parcel of Land: Enjoy the benefits of a generous block that tapers out to 26m at the rear, offering fantastic potential for future development (STCA), additional bedrooms for the growing family. Approved plans for second dwelling with al fresco Expiry 2028
- 📍 Expansive Garage: A tradie's dream, this oversized garage is perfect for tools, equipment, or storing multiple vehicles.
- 📍 Sparkling Pool: Bring on summer 2025 in your very own backyard pool
- 📍 Updated Interiors: Move straight in and enjoy this modern home with stylish finishes, offering plenty of space for family living and relaxation.
- 📍 Perfect Location: Situated in a peaceful, family-friendly street, you're just moments from schools, parks, shops, and public transport - a perfect blend of convenience and privacy.
- 📍 Investment potential, a turnkey property ready for tenants, if you'd like a rental appraisal get in touch.

Whether you're looking for a home with ample space to grow or a solid investment in a prime location, this property ticks all the boxes. This cherished home has been loved for many years and is now ready for its new owners. Don't miss your chance to make it yours!

Contact John Yatman at 0423 344 868 or Chicky Fonseca on 0484 225 737 for more information

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