

**40 Payten Avenue, Roselands, NSW, 2196**

**Professionals\***

**House For Sale**

Wednesday, 13 November 2024

40 Payten Avenue, Roselands, NSW, 2196

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **4 Bedroom Plus Study Family Home on Wide Fronted 613.4m2 Block**

A world of opportunity awaits the successful purchaser of this impressive 4 bedroom PLUS study family home...

Ideally located within a short distance to Roselands Shopping Centre, Aquatic Centre and Transport hub along with an enviable array of Parks, Schools and Sporting Amenities it will suit a wide range of buyers.

Home buyers will love the spacious, family friendly open plan layout, 4 generous bedrooms and massive back yard in this convenient location.

Investors will love the high rental returns on offer and the opportunity to add value with a Granny Flat (STCA)

Those looking to rebuild their dream home will appreciate the large, wide fronted block and being on the high side of the road.

Developers will appreciate the future potential with proposed government changes to the dual occupancy code.

Features of the home include

- \* 4 generous bedrooms PLUS separate study / home office
- \* Massive open plan family room
- \* Stunning kitchen complete with granite bench-tops and stainless-steel gas cooking.
- \* Large dining area.
- \* 2 bathrooms
- \* Enormous family friendly back yard
- \* Wide side drive to a double lock up garage.
- \* Landscaped lawns and gardens.

This is an exceptional opportunity and inspections are highly recommended...

For further details contact Gavin Sharp on either 0411 725 812 or [gavin@robertsharp.com.au](mailto:gavin@robertsharp.com.au)