

**52 Alpha Rd, Greystanes, NSW, 2145**



**House For Sale**

Monday, 4 November 2024

52 Alpha Rd, Greystanes, NSW, 2145

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Matt Carpenter  
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Rita Kahkejian  
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## DEVELOP OR LIVE? ITS YOUR CHOICE

Set on a desirable high side 556.4 sqm parcel with a wide 21 metre street frontage in a lovely leafy street, here is a fantastic opportunity to suit all buyers from investors through to renovators and developers. The solid single level brick veneer family home with easy care timber flooring has plenty of inclusions for comfortable living with a stylishly updated bathroom completed in full tile, an updated internal laundry with a second bathroom, separate lounge and family room, plus built-in robes in two bedrooms. With a large flat rear yard and covered courtyard, options are plenty including renovation to modernise, add a potential granny flat addition, knock-down and rebuild, or consider duplex construction subject to council approval (STCA). 100 metres to Alpha Road Park, 250 metres to the bus stop and only 350 metres to the fabulous Cedary Bakery. Easy access to local shopping and school from this family friendly location.

- \* Large high set 556.4 sqm property
- \* Wide 21 metre street frontage
- \* 3-bedroom single level brick home
- \* Walk to transport, parks and cafe
- \* Duplex development potential (STCA)
- \* Council: \$462pq | Water: \$172.79pq | Land: 556.4sqm

DISCLAIMER: All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.