



# 20 NEWLAND AVENUE, MILPERRA

 3  1  2

SOLD- another Holt Result!

Standing the test of time this three-bedroom brick veneer has been home to somebody's family for over 60 years. Whilst it is probably sturdy enough to stand for another 60 years there is no denying it has seen better days.

In mostly original condition offering-

- ☐ 3 bedrooms, built in to main
- ☐ Split Cycle air conditioner to the main bedroom
- ☐ Separate w/c to the main bathroom
- ☐ Eat-in Kitchen
- ☐ Lounge room with 12-month new split cycle air conditioner
- ☐ Covered pergola area at the rear
- ☐ External Laundry and storage room
- ☐ Double tandem carport
- ☐ Large garden shed

If you look up the word potential in the dictionary you will see a picture of this once proud home. That is exactly what is on offer here - POTENTIAL! . For those who love a project and like to dive in at the deep end then this is for you. If you have been dreaming of building a new

House Sold

Listing ID : 61869310

Price :

Contact





home and you don't fancy driving to and from Badgerys Creek every day then warm up the bulldozer and alert the architect. This is a great building block.

If you are a bit more ambitious you might even try to squeeze a duplex on given it is a corner block. Better check with the council first. Subject to your own D.A and council approval.

Whatever your desire this is the perfect location to make the dream a reality. Generous-sized corner block with the easy build, gentle slope to the street. Opposite beautiful Newland Reserve with the lake inhabited by multitudes of birdlife and waterfowl. A lovely spot for a picnic or great for those with an early morning exercise regime. Walking track and well-maintained council exercise equipment all to be used at your leisure for free.

Milperra Public School and shopping center are 5 minutes walk, and the bus stop is basically at your doorstep. There is a golf driving range, putt-putt, and tennis courts with-in 12 minutes walk. Aldi, Wholesale food markets, Flower power, and several professional services all located within 3-5 minutes- drive. The prestigious Mount St Josephs high school and Western Sydney University are approximately 25 minutes walk, or if you are running a bit late the bus will get you there in less than ten.

Milperra is only minutes away from the M5 and gives easy access to other major road arteries so you can get to where you are going quickly. If you are into water sports the Georges River is minutes away offering some great fishing spots, picnic areas, and boat ramps.

So here it is, on offer for the first time in 27 years. Renovate and lease it and watch the capital growth. Renovate to suit your family and move in. Knock it down and start from scratch or push the envelope and consider the potential duplex opportunities. The genuine vendor says sell!

