



570 Warringah Road Forestville, NSW



### Convenient location meets versatile family or investment opportunity

Golden nugget for families and investors! This single level, solid brick family home ticks all the boxes! The property provides a flexible layout with enough space for the changing requirements of a growing or extended family, providing the bonus option of teenage retreat or in-law accommodation with a free-standing studio with separate side access.

Boasting a sunny northerly rear aspect on a good size parcel in a convenient location, this residence is showcasing light-soaked interiors, great living/dining options and a private entertaining deck overlooking the secure, private gardens.

Suitable for families, owner-occupiers looking for in-law accommodation or the avid investor, this property has it all. Close to all amenities the Forestville has to offer, including, shops, cafes, schools and express city transport.

- Spacious living and dining area seamlessly extending to the deck

**Inspect:**

Saturday, 21st September 2024 1:30 - 2:00

**Auction:**

08/10/2024 05:00 pm

**Price:**

Guide: \$1,850,000 - Auction if not sold prior

**Council Rates:**

\$703.00 p/q

**Water Rates:**

\$173.00 p/q



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Forestville



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.