

**3 Kirrang Ave, Villawood, NSW 2163**

**INSTA Property**

**House For Sale**

Tuesday, 7 May 2024

3 Kirrang Ave, Villawood, NSW 2163

**Bedrooms: 7**

**Bathrooms: 3**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



Kien Hoang  
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## AUCTION

Offering an opportunity to acquire two dwellings on one 600.6sqm parcel, this house and granny flat duo have each been flawlessly maintained and presented to offer a lifestyle of ease and comfort. Located within minutes of walking to Villawood's diverse shopping hub, this property presents a unique living arrangement ideal for extended families or savvy investors, featuring:

- Prime Location:: A stroll away from Villawood station and Aldi:: Proximity to Villawood's varieties of shops, schools, and parks
- Front House:: 4 generous-sized bedrooms; 2 with built-ins:: Functional kitchen equipped with gas cooktop:: Two well-maintained bathrooms with an extra toilet:: Open plan lounge/dining space with floorboards & tiles throughout:: Split air conditioning, internal laundry
- Granny Flat:: Private granny flat with its own backyard and airy open layout:: Three good-sized bedrooms all with built-ins:: Modern kitchen features stainless steel appliances and ample storage:: Immaculate bathrooms with floor-to-ceiling tiles:: Split air conditioning, tiles throughout.

Development Features:: Zone R4 High density:: Floor Space Ratio: 2:1:: Height of Building: 20m:: 350m to Shops:: 500m to train Station

Kien Hoang | 0449 046 789 | INSTA Property.

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