

**9 Alfred Street, Clemton Park, NSW 2206**



**House For Sale**

Friday, 3 May 2024

9 Alfred Street, Clemton Park, NSW 2206

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 411 m2**

**Type: House**



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Spiro Economy  
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## **Auction**

Ready to enjoy with scope to extend or develop if desired (R4 zoning allowing residential unit building development STCA), this wonderful home is set in a peaceful pocket offering everyday convenience of a rare degree. Yatama Park is on the street, while Clemton Park Shopping Village is less than 100 metres from the doorstep.- Level 411 sqm block presents lawn at the front and the rear- Brand new kitchen with modern profile and new stainless steel appliances- Easy access from kitchen to a generous entertainers' terrace- Sanded timber floors, immaculate bathroom, internal laundry- Full brick, scope to extend footprint or add upstairs (STCA)- Lock up garage plus driveway for additional work/visitor cars- Exceptional convenience close to Coles, cafes and restaurants- 200m from Yatama Park- Bus services on doorstep, 1.8km from Campsie Station- Potential development site with R4 zoning, 13.5m height limit and 1.4 to 1 FSR