

# 37 ANGLE ROAD LEUMEAH



## FOR SALE

### GREAT SIZE BLOCK IN A FANTASTIC LOCATION

If you are an investor looking to grow your portfolio, this is the perfect home for you. This fantastic 626sqm block of land provides ample opportunity to maximise its use of space as well as your income. The large block allows room for a Granny Flat (STCA) and the rent potential is as appealing as the location itself.

#### Features Include:

- Front porch
- Three bedrooms, with master includes built in shelving & ceiling fan
- Spacious living room to the front
- Rumpus room to the back of the home
- Well appointed timber kitchen
- Ample cupboard & bench space
- Stainless steel dishwasher
- Combined dining
- Fully functional bathroom
- Polished timber flooring throughout
- Split system air conditioning
- Combustion fireplace
- Internal laundry
- Storage located throughout
- Undercover alfresco with built in BBQ
- Single lock up garage
- Side gated access
- Great sized front & back yards
- 626sqm block

This wonderful opportunity is located in a prime position, being only a short walk from Leumeah Train Station, local shops, West Leagues club, local schools, sporting fields & parks & only minutes from the popular Campbelltown CBD where you will find bustling cafes & restaurants. This home is one to put at the top of your inspection list.

Agency Central believes that all the information contained herein is true & correct to the best of our ability however we encourage all interested parties to carry out their own enquiries.

**3 BED | 1 BATH | 1 CAR**

#### PRICE:

**\$529,000 - \$559,000**

#### OPEN FOR INSPECTION:

**N/A**



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