



45 Wilga Street Concord West, NSW



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## SOLD - A Classic Home with Size, Position & Potential

This beautiful old traditional bungalow makes a great prospect for buyers seeking a solid and well-presented home that's very convenient to schools, bus services and all of Concord's lifestyle amenities. Set on a large level block of 600.7 sqm with 13.75 m frontage (approx.), the home delivers the perfect family package with bright spacious interiors, a private rear yard and lots of future potential to get creative and add some extra appeal.

The interiors are presented in good condition and feature many original character details. There is a spacious living area with high ceilings plus a separate dining space and kitchen with gas fittings, and three good sized double bedrooms. The main attraction of the home is its deep and level north east facing yard that includes an oversized lock-up garage and garden shed.

All the elements are here for the chance to add fantastic appeal and bring this period home up to date with scope for a stunning new residence (STCA). It holds excellent rewards for those seeking an opportunity and the possibility of really adding some value in a quiet family ne...

- Classic 3 bedroom bungalow with original period features
- Set on a level 600.7 sqm block with north east facing yard
- Potential to update with scope for a new residence (STCA)
- Spacious separate lounge & dining areas, tidy gas kitchen
- Wide side driveway for extra parking leads to large garage

**Price:** SOLD | Time Realty  
**Council Rates:** \$313.00 p/q  
**Water Rates:** \$178.00 p/q

Lambros MarkessinTime Realty

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SITE PLAN



45 Wilga Street  
CONCORD WEST

EST. 1979  
**time**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.