



28 Payten Avenue Roselands, NSW



## SOLD By Lambros Markessinis - DECEASED ESTATE

An attractive proposition for the aspirational buyer who values a premium position, this deceased estate solid character bungalow will delight with its wealth of potential and promise. It sits on a large 600.7 sqm in a leafy street location within a stroll to Roselands shopping, Aquatic Centre, schools and public transport with easy access to the M5 motorway. The home is presented in great condition with well-preserved interiors, good proportions and lots of future scope for a creative redesign or complete rebuild to add significant value (STCA).

Well-proportioned interiors feature a combined living and dining space with high ceilings, easycare tiled flooring plus a well-equipped kitchen with gas appliances. There are three good sized bedrooms plus an extra study area, bathroom, internal laundry and a second WC. It's the size of the backyard that will be a major drawcard to those looking to capitalise. Here, there is a spacious level lawn, paved patio plus a lock-up garage with driveway access from the front.

There are so many options to explore with potential to use as an investment ...

- A solid brick home on an expansive 600.7sqm level block
- Well-presented and in good condition throughout
- Generous layout with three bedrooms plus study
- Spacious and fully fenced backyard plus a paved patio
- Lock-up garage plus additional driveway parking spaces
- Walking access to Roselands shopping and Aquatic Centre
- Scope for an update, renovation or complete rebuild (STCA)

**Price:** SOLD By Lambros Markessinis | Time Realty  
**Council Rates:** \$364.00 p/q  
**Water Rates:** \$191.00 p/q

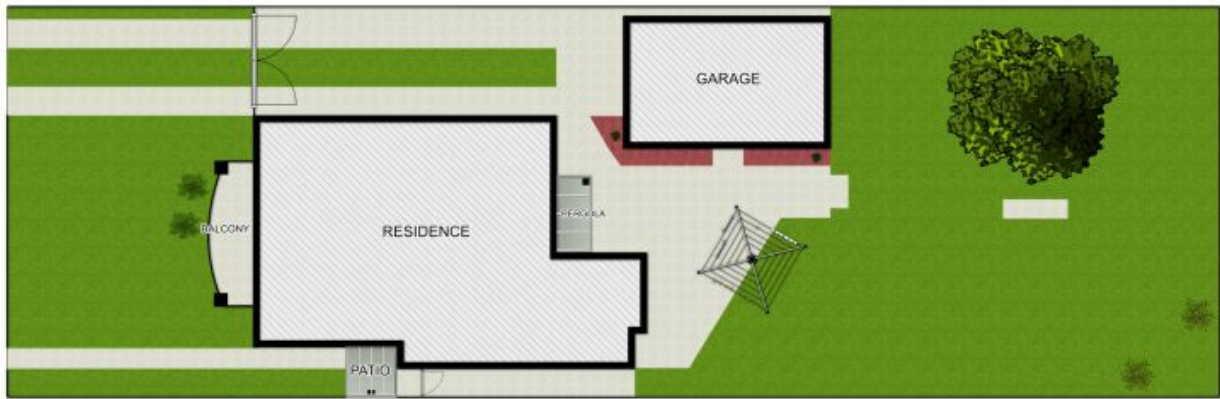
**Lambros Markessinis | Time Realty**

0407 788 777

9712 1188



GROUND FLOOR



SITE PLAN  
(NOT TO SCALE)

## 28 Payten Avenue, Roselands



**DISCLAIMER:** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here the measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchase.