



31 Broughton Street Concord, NSW



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## SOLD ~ Sizeable Family Home with Duplex Potential

This beautiful home makes a great prospect for buyers seeking a solid and well-presented home with duplex potential.

Set directly across from Queen Elizabeth Park on a large level block of 531.1 sqm with a wide 14.72m frontage and Zoned R3, this home delivers the perfect family package with bright spacious interiors, a large private rear yard and is ready to live and enjoy.

With well-presented interiors, the home offers a spacious living area with high ceilings, four large bedrooms, sizeable bathroom plus second toilet in laundry. Step outside to find a lovely alfresco area overlooking a leafy rear garden that includes an oversized lock-up garage.

A great life style is assured by being centrally located close to buses and trains, highly reputable local schools, waterfront parklands, sporting facilities and the vibrant cosmopolitan hub of both Concord and Burwood Shopping Centres.

An exceptional opportunity to purchase in such a prized location.

- 4 Bedroom double brick home in the heart of Concord
- Peaceful outlook with views across Queen Elizabeth Park
- Large 531 sqm block of land with 14.72 metre frontage
- Duplex potential, ready to move in or renovate (STCA)
- Wide driveway access to lock up garage, large rear yard
- Walk to transport, shops, parks and reputable schools

**Price:** SOLD | Time Realty  
**Council Rates:** \$390.00 p/q  
**Water Rates:** \$148.00 p/q

**Adam Scappatura Frank Settineri**

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



31 Broughton Street  
CONCORD

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