



15 Preston Avenue Five Dock, NSW



## Exquisite Opportunity at 15 Preston Avenue, Five Dock

Discover the potential of this charming property nestled in the heart of Five Dock. Boasting a solid brick construction on a generous 467.9 sqm (approx.) level block, this residence offers a myriad of possibilities for the discerning buyer.

Situated in a prestigious and tranquil street, this home offers the perfect canvas for your dream home. With the potential to capture stunning water views through a second-story addition, the possibilities are endless (subject to council approval).

The existing home comprises two spacious double bedrooms, which could easily be transformed into three. A generous entertainment area opens to the rear garden, complemented by separate lounge and dining rooms. The kitchen and bathroom are well-maintained, and an internal laundry adds to the convenience.

A side driveway leads to your lock-up garage, while a pergola and a sun-drenched rear yard create the perfect setting for outdoor relaxation and entertaining.

Only a short stroll away from Hen and Chicken Bay, offering serene waterfront reserves. With City and Suburban buses and the Rivercat nearby, your dai...

- Character-filled 2-bedroom home in a peaceful, prestigious street in Five Dock
- Generous 467.9 sqm level block (approx.) in close proximity to the water's edge
- Enormous potential, suitable for renovation or construction of a new home (STCA)
- Spacious separate lounge & dining areas, and well-maintained, neat & tidy bathroom
- A brief walk to local schools, shops, transportation options and waterfront parklands

\*\*All information in this document has been gathered from various third-party sources we believe to be reliable; however, we cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers are advised to carry out their own investigations and rely on their own inquiries.

**Price:** SOLD | Time Realty

**Council Rates:** \$540.00 p/q

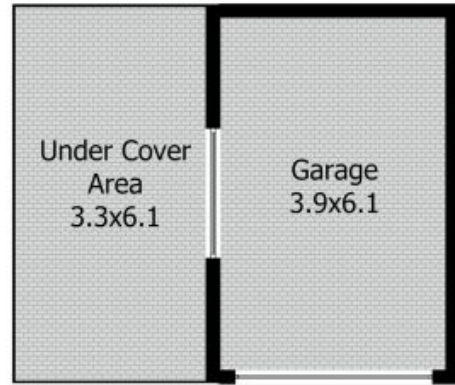
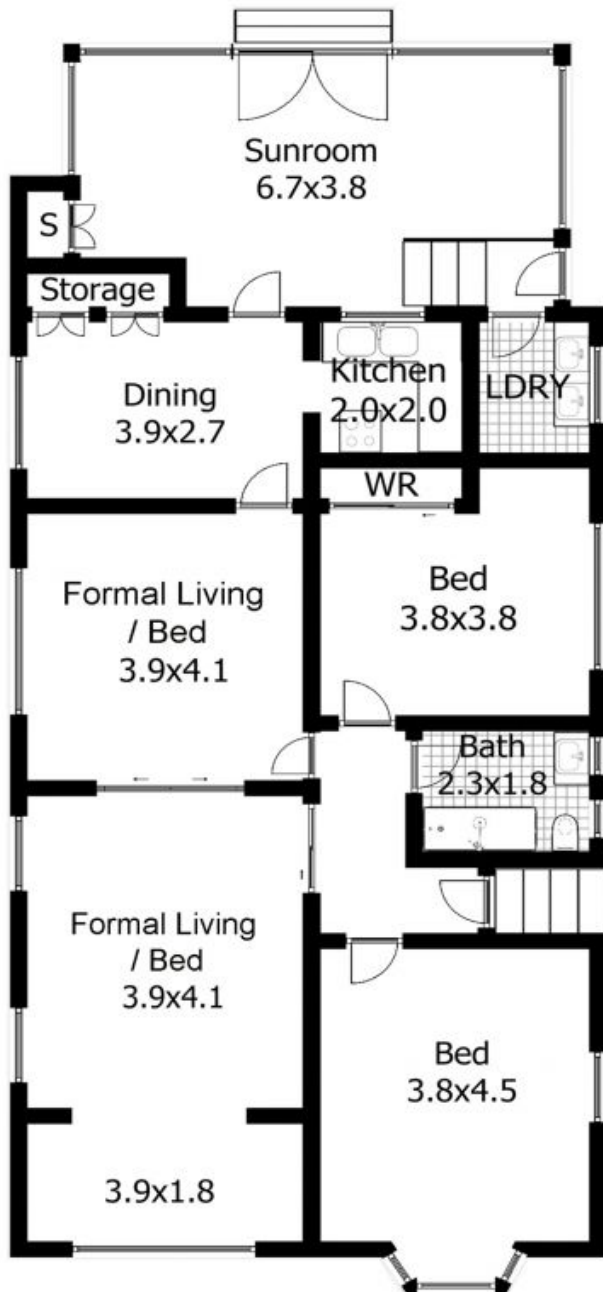
**Water Rates:** \$174.00 p/q

**Adam Scappatura Frank Settineri**

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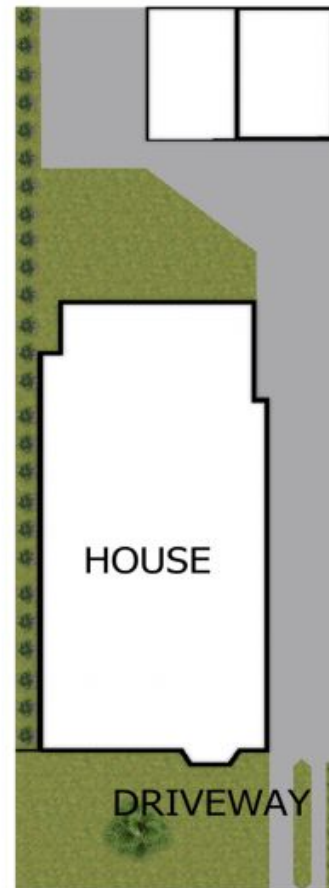
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



(NOT IN POSITION)

### SITE PLAN



15 Preston Ave  
FIVE DOCK

EST — 1979  
time