



2 Lovat Avenue Earwood, NSW



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Large Block 1227 sqm (approx.) - A Chance to Build Your Dream Home

Time Realty proudly presents your dream home at 2 Lovat Avenue, Earwood. This exquisite property is perfectly positioned in a sought-after, quiet cul-de-sac and boasts its very own private tennis court.

This impressive freestanding estate offers a rare opportunity to secure one of the largest land holdings in the suburb. Encompassing an expansive 1,227sqm, the property holds remarkable potential for development, subject to council approval. The possibilities are truly endless.

The home features a generous 1,227sqm (approx.) parcel of land, presenting a once-in-a-lifetime development opportunity. Inside, you'll find a blend of carpet, floorboards, and ornate period ceilings. The flowing layout includes formal living and separate dining areas, complemented by a large gas kitchen with ample storage space.

The property includes four generously sized bedrooms, each with built-in robes. Classic bathrooms, a separate W/C, an external laundry, and a garage add to the home's functionality. Additionally, there's a covered deck, spacious lawns, and under-house storage.

The beautiful, leafy gardens...

- 4 Bedroom family home positioned in a quiet cul-de-sac in Earwood
- Generous size 1,227 sqm (approx.), development potential (STCA)
- Separate living & dining areas, large gas kitchen, classic bathroom
- Covered deck, spacious lawns with leafy gardens and tennis court
- Close proximity to transport, shops, schools and Marrickville Metro

**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: Price Guide \$3.2m to \$3.4m | Time Realty
Council Rates: \$961.00 p/q
Water Rates: \$171.00 p/q

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT, DIMENSIONS ARE APPROXIMATE.



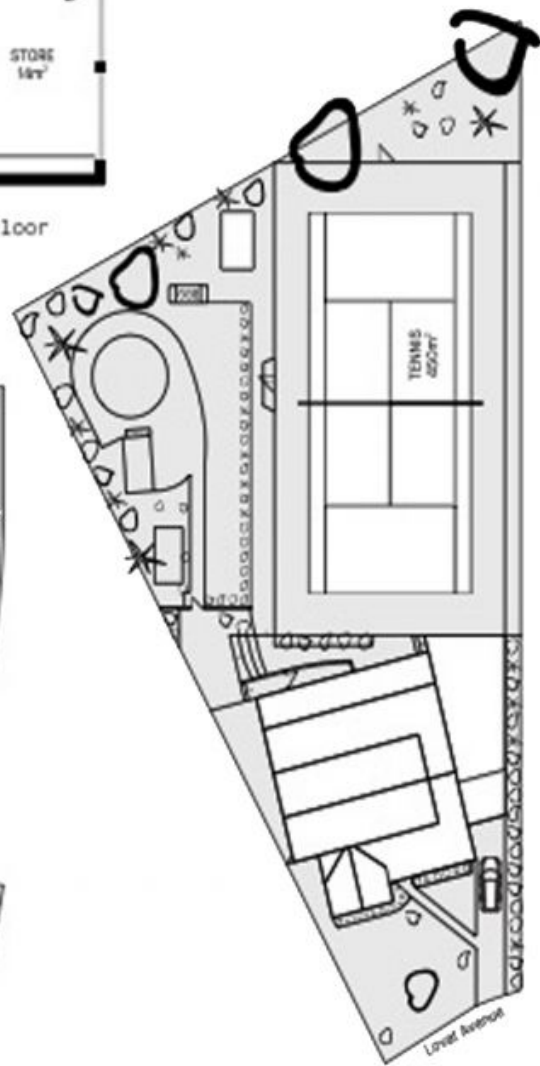
First floor



Lower ground floor



Ground floor



2 Lovat Ave
EARLWOOD

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