



82 Gray Street Kogarah, NSW

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## Original property offering a blank canvas opportunity

Make no mistake, this original freestanding residence needs renovation work, but with a prime address on a level landholding, it presents a rare opportunity with exciting future potential. It is a virtual blank canvas that's ready for builders or those looking for a renovation project to get creative and make their mark and add some value to a solid double brick bungalow. This prized setting is renowned for its lifestyle convenience and is within walking distance to shops, Kogarah train station, schools, hospitals and TAFE.

- A solid double brick home in need of an immediate renovation
- On a level 420sqm block with a bright easterly rear aspect
- Presented in original condition with high ornate ceilings
- Generous single level layout with a roomy living area
- Three super spacious bedrooms and a fully original kitchen
- Lock-up garage at the rear and off-street parking
- Huge potential for an update, renovation or a fresh start (STCA)
- Minutes from beaches, restaurants and cafes at Brighton-Le-Sands

Price:

Auction | Ray Fadel



**Ray Fadel**

0413 177 739



(NOT IN POSITION)

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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This floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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