



7 Close Street Thirlmere, NSW

 3  1  2

## Character and Potential- 2023m2

This is an exciting opportunity to purchase this fantastic home in a tightly held area. The property is ideally located in a leafy street amongst established homes with a family friendly environment. In addition with a residential zoning there is the possibility of future sub-division.

The home is solid in construction, has living area extensions with some restoration & a brand new kitchen. All that is required is some modernisation and light restoration to make this the ultimate family home. The current owners are looking to downsize and retire. After living in this home for over 33 years, they can highly recommend this home and the convenience of this location. Shops, schools and parks are a short stroll away.

Residential blocks of this size are in high demand and are very hard to find in today's marketplace. This property has great street frontage allowing for future subdivision, subject to council approval, making this an ideal investment opportunity.

- ? Charming setting is this 3 bedroom home on 2023m2
- ? Modern kitchen with gourmet gas cooker



**Gerard Smith**