

## For Sale

5 | 2 | 1 | 626.0m2

# House + Approved Granny Flat

An Outstanding Opportunity for Families, Investors and Multigenerational Living!

Proudly presented by Tarik Pham, welcome to 37 Hinkler Avenue, Warwick Farm — an exceptional opportunity to secure a versatile property featuring a spacious three-bedroom family home and a separate, council-approved two-bedroom granny flat, perfectly positioned on a generous 626 SQM block of land.

Offering an ideal combination of comfortable family living, flexible accommodation and excellent investment potential, this impressive property is perfectly suited to growing families, savvy investors and buyers seeking additional rental income.

Conveniently located within walking distance of Warwick

**PRICE**

37 + 37a Hinkler Ave, Warwick Farm

**ADDRESS**

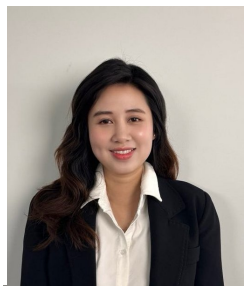
37 Hinkler Avenue, Warwick Farm, NSW 2170

**AGENTS**

**Tarik Pham (Cong Tong Pham)** - 0411098268
tarik@professionalscabramatta.com.au
**Tracey NGUYEN (Thu Nguyen)** - 0421140608
tracey@professionalscabramatta.com.au
**Professionals Cabramatta**
96 Broomfield Street, Cabramatta NSW 2166
null
www.professionalscabramatta.com.au/1436817

Professionals





Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.