

# AUCTION



AUCTION ONSITE SATURDAY 3RD

**AUCTION** Saturday, 03 March at 12:00pm  
**CONTACT** Michael Kourouche - 0411404421  
michael@professionalsbankstown.com  
**OFFICE** Bankstown - 02 9709 4040  
**ADDRESS** 356 Chapel Road, Bankstown  
**WEBSITE** [professionalsbankstown.com/980922](http://professionalsbankstown.com/980922)



## 60 Simmat Avenue, Condell Park

### GOLDEN OPPORTUNITY ON 892m2

Opportunities like this don't come up every day, be quick to inspect this cash cow property with two incomes and Development Potential, located in the heart of Condell Park Shopping Centre, 2 doors down from the Commonwealth Bank, owner will listen to all offers before Auction.

#### Highlights Include

- \* Immaculate 3 Bedroom Home
- \* Immaculate Granny Flat
- \* Huge Land 18.29m x 48.77m 892m2
- \* Potential Duplex Site (Subject to Council Approval)
- \* Suit Professionals, eg, Doctor, Physio, Dentist etc

Don't hesitate to call Michael Kourouche on 0411404421 for further discussion.



Michael Kourouche



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