



#### 40 Wareemba Street WAREEMBA NSW

4 3 4

A perfect blend of great positioning, size and powerful potential in a tightly-held Wareemba pocket ensures this substantial home will deliver excellent rewards to its fortunate purchaser. Set on a level 664sqm block, it is well appointed throughout and now on the market for the first time in over 50 years. The solid brick property is now gearing up for its next exciting chapter and will bring fantastic lifestyle value to those wishing to move straight in, upgrade or transform and capitalise on such a highly sought-after family location.

- \* Spacious interior layout with separate lounge, dining and living areas
- \* Three double bedrooms plus a versatile lounge room/fourth bedroom
- \* Expansive backyard with entertainment space and room for a pool (STCA)

**Land Size** : 664 sqm

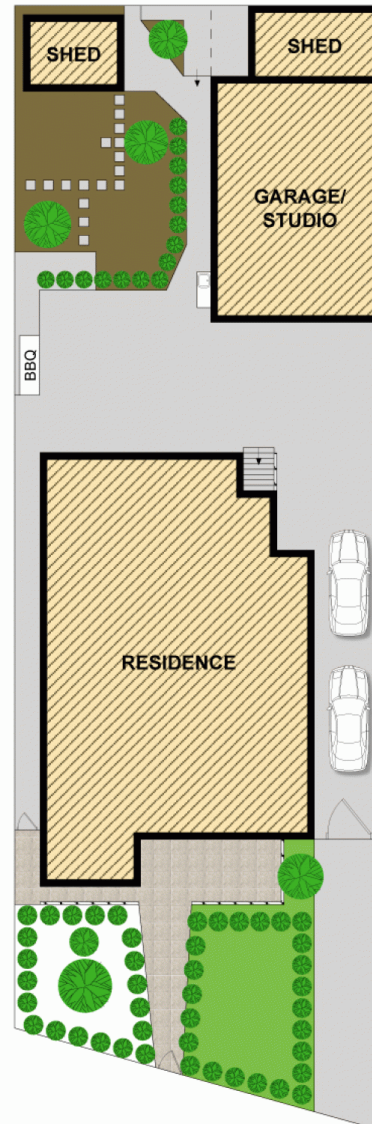
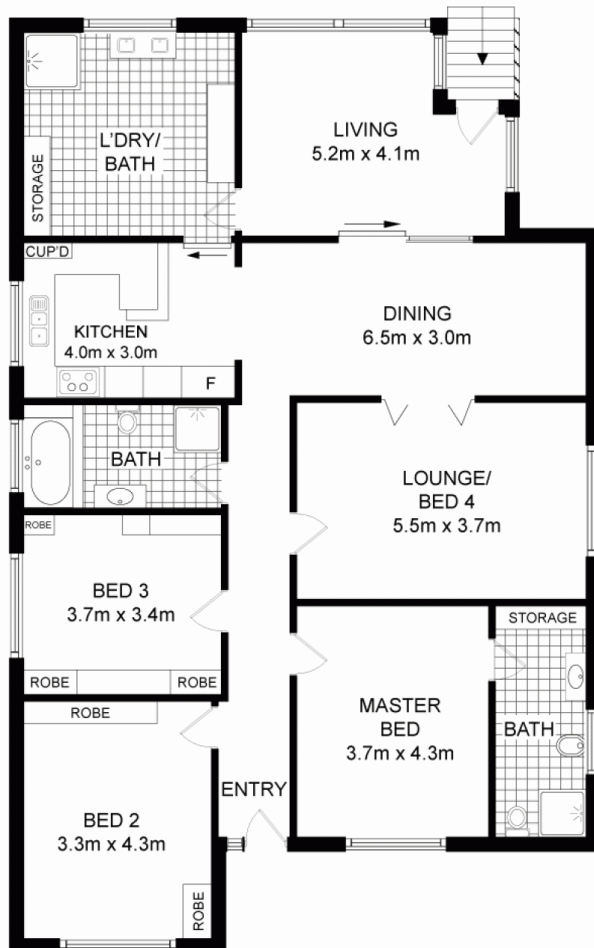
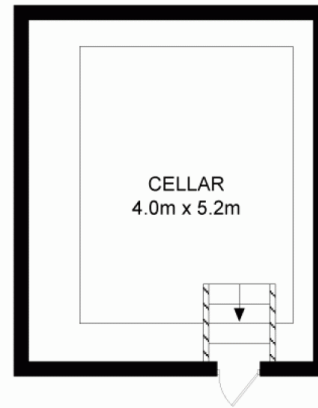
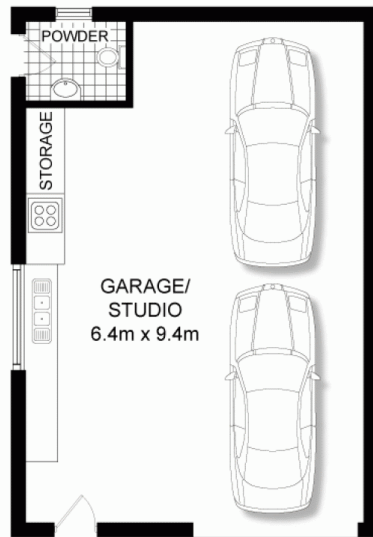
**View** : <https://www.prbrealestate.com.au/4960534>



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SITE PLAN

**PRB**  
Real Estate



0 1m 2m 3m 4m



40 WAREEMBA STREET,  
WAREEMBA

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