



### 85 Wareemba Street WAREEMBA NSW

3  2  4 

On a 481sqm block and a short walk to bay parklands, Wareemba village, schools and city transport, this full double brick home is to be sold for the first time in 60 years and offers dynamic scope for dream family living in the area's signature street. The property is in excellent condition throughout, perfectly comfortable now and provides a solid blank canvas for transformation including the potential to capture water views by building up (STCA).

- \* Low maintenance living and entertaining on the one generous level
- \* Spacious lounge/dining and open plan eat-in kitchen with sitting area
- \* Kitchen has granite benches, gas cooking and plenty of storage space
- \* Three bedrooms with built-ins and direct garden access to the master

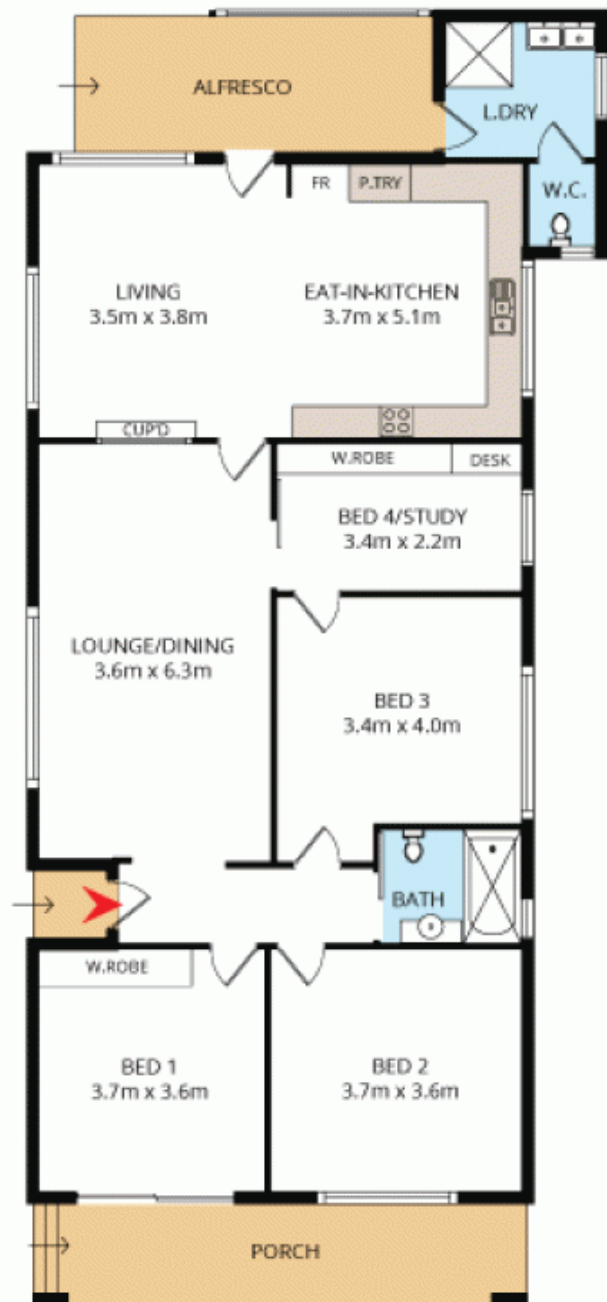
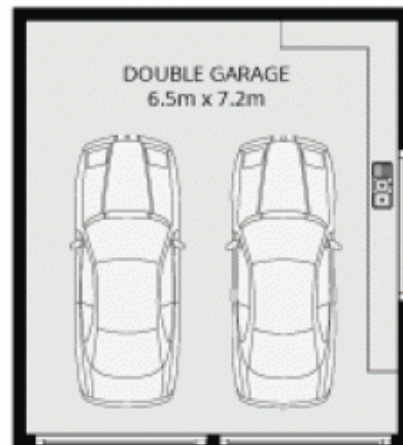
**Price** : \$ 2,800,000  
**Land Size** : 481 sqm  
**View** : <https://www.prbrealestate.com.au/6663505>



**Marcello Biviano**  
 02 9712 3938



**Joe Rizzo**  
 02 9712 3938



SITE PLAN (NOT TO SCALE)

0 1m 2m 3m 4m

DISCLAIMER: THIS IS FOR ILLUSTRATIVE PURPOSES ONLY.  
ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT  
CONSTITUTE PART OF ANY LEGAL DOCUMENTS.

ADDRESS:

**85 Wareemba Street, Wareemba**