



**499 The Boulevard Kirrawee NSW**

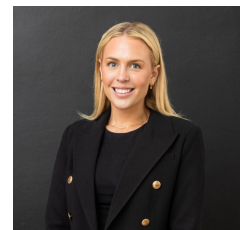
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Offered for the first time in nearly 65 years and positioned in a highly sought, quiet and peaceful location, this extensive corner block is set over approximately 657.6 sqm, with 16.76 m frontage, presenting an excellent opportunity for the astute purchaser wishing to renovate, build their dream family home, or take full advantage of the corner position and redevelopment possibilities (STCA). The property has a sundrenched northly aspect, with driveway access from Magnolia Street with the current home presenting a neat and tidy three bedroom cottage, with multiple living spaces, sizeable bedrooms and sunlit interiors. Wonderfully set in a family-friendly street, the home presents as a comfortable and character filled cottage, and is situated just moments to local cafes, shops, transport options and quality local schooling.

**Type** : House  
**Price** : \$ 1,400,000  
**Land Size** : 657.6 sqm  
**View** : <https://www.mattblakproperty.com.au/7176151>



**Patrick Swanson**  
9529 3433

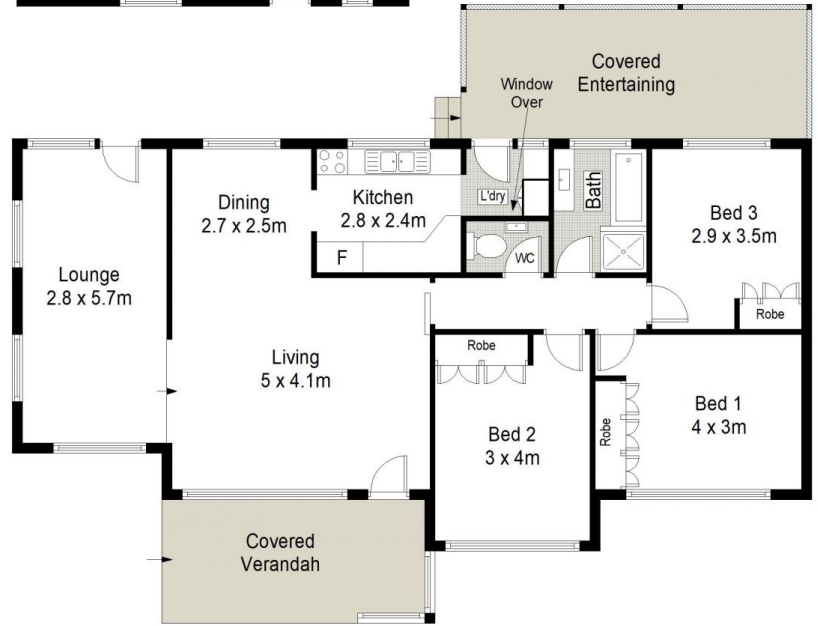
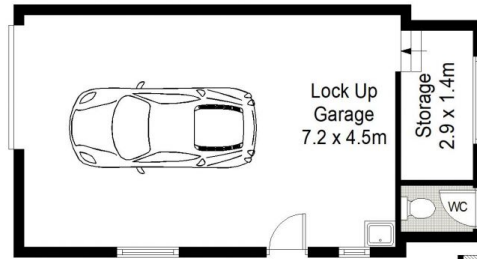


**Madison Long**  
9529 3433

[For full version visit the website](https://www.mattblakproperty.com.au)



**SITE PLAN (NOT TO SCALE)**



**499 The Boulevard, Kirrawee**



0 1 2 3 4 5 6 METRES.

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

