



218 Piccadilly Street, Riverstone

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### Sensational First Home/Investment With Potential Plus!

Those seeking an affordable entry point or reliable investment opportunity in a prime Riverstone locale will find much to appreciate with this updated home centrally positioned with easy access to schools, transport and a wealth of retail and recreational options. A level 581sq block with sunny N/W facing orientation ensures light-filled living with the potential for further extension or granny flat addition (both STCA), while a practical almost single level layout features open plan lounge, versatile rumpus, family room, study area, three bedrooms and a neatly-appointed kitchen.

Ensuring that the property is ready to enjoy are a host of new improvements including fresh paint throughout, polished timber flooring, refurbished bathroom and new lighting through. Warm natural timber floors and high ceilings with decorative cornices inject a sense of charm and character. A covered entertainment area and outdoor BBQ takes full advantage of the large rear yard, with ample grassed area and a freestanding shed/workshop. Immaculate street presentation, bullnose roof and expansive front verandah are inviting features for the home sweet home feel.

- Split system a/c, refreshed interiors
- Second toilet in rear shed / storage area
- Approx. 2 mins drive to Riverstone Station
- Approx. 10 min walk to Riverstone High & primary
- Potential for granny flat addition (STCA)

**SOLD - \$777,000**

ID# 197

Open for Inspection  
By Appointment



Brett Humby  
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