



**PRICE GUIDE:** \$1,042,000.00

Area: 1012 m2

## 2 Riverview Avenue, KYLE BAY

### Enormous Potential - Tightly Held Location

SOLD PRIOR TO AUCTION BY ANDREW STEFANOVSKI 0404 180 351

Perfectly positioned on a prominent elevated block, this is an incredible opportunity not to be missed! Set amidst lush, leafy surrounds, this home sits on a substantial 1,012 sqm parcel of land, offering delightful water and district views over the Georges River and Kyle Bay.

Offering a rare opportunity to keep it rented, move in now or build your dream home in a tightly held and sought after area, this property demands your attention.

Within walking distance to Connells Point Public School, local shops, restaurants, cafes, parks and the shores of the Georges River lifestyle and convenience effortlessly come together allowing you to enjoy everything this wonderful suburb has to offer.

- \* Sun drenched open plan living/dining with district and water views over Kyle Bay
- \* Neat eat-in kitchen with plenty of storage
- \* 3 good sized bedrooms
- \* Sunny courtyard area
- \* Massive 1012 sqm land size
- \* Redevelopment poten



**Walter Glaser**  
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**argy**property

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