



### 36 Francis Street Cambridge Park NSW

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A beginner's winner, developer's delight or a great addition to your investment portfolio. Offered to the market for the first time since construction, it's time for this family to pass the baton on. Retaining the old fashioned flavour of years gone by, you'll be able to unleash your creative flair and showcase some of today's modern touches. The backyard is the key to unlocking further potential, renovate the in ground pool or think about the prospect of a second dwelling (subject to council approval). Eligible first home owners can save \$\$\$ on stamp duty!

- + Optional study/guest room
- + Built in wardrobes
- + R2 Zoning
- + Massive rear yard

**Type** : House  
**Land Size** : 840 sqm  
**View** : <https://www.aitkenre.com.au/8058149>



**David Reeves**  
02 4735 2121



**Dillon Blundell**  
02 4732 5055

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



 **Jim Aitken**  
Partners

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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