



## 236-238 Railway Parade Warrimoo NSW

5  2  6 

Welcome to your family's next home nestled in the heart of Warrimoo, Where tranquillity and space converge to create an idyllic haven for your loved ones. This expansive property spans over 2000sqm across two generous blocks, offering a rare opportunity to embrace the beauty of nature right at your doorstep. There is also the possibility for a studio/granny flat/home business or air BnB away from the house with ample off street parking.

### Key Features:

- + Two separately titled adjoining blocks totalling 2050sqm
- + Five large bedrooms all with built-ins
- + Separate large formal lounge and dining rooms
- + Family room with separate dining space
- + Two bathrooms with extra toilet in the laundry

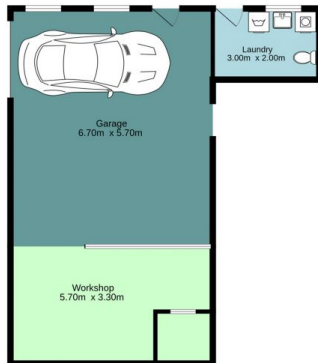
**Type** : House  
**Price** : \$ 1,207,000  
**Land Size** : 2050 sqm  
**View** : <https://www.aitkenre.com.au/8059833>



**Felipe Martin**  
 02 4739 1111

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

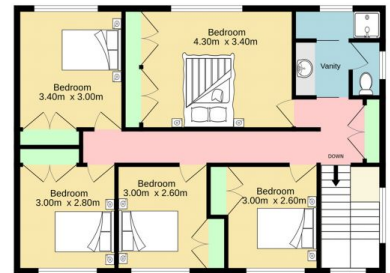
Ground floor  
63.0 sq.m. approx.



Entrance floor  
92.7 sq.m. approx.



1st floor  
76.1 sq.m. approx.



**Jim Aitken**  
Partners

TOTAL FLOOR AREA : 231.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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