



49 Brodie Street, YAGOONA, NSW 2199

Modern Family Living with Space and Comfort

Perfectly positioned in a quiet, family-friendly street, this beautifully presented three-bedroom home offers the ideal blend of modern comfort, generous outdoor space and exceptional lifestyle appeal.

Set on approximately 520sqm, the home welcomes you with light-filled interiors, spacious open-plan living and a stylish modern kitchen that connects effortlessly to the dining area. Three well-proportioned bedrooms, an updated bathroom and quality finishes throughout make this a home ready to move straight into and enjoy.

Designed for relaxed family living, the expansive backyard provides exceptional privacy and a rare bonus: direct gated access to Henty Park. Whether it's weekend sport, a morning walk, extra space for the kids to play or entertaining family and friends, this unique connection creates a seamless extension of your outdoor living. A covered entertaining area, a teenage retreat, a storage shed/workshop, a long driveway and additional off-street parking complete the package.

Conveniently located just moments from Yagoona Station, local schools, shopping precincts and everyday amenities, this is an outstanding opportunity for families, first-home buyers and investors seeking a quality home in a highly convenient location.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 70P1474

AUCTION DETAILS

1:30pm, Saturday July 25th, 2026

CONTACT DETAILS

Elders Lidcombe
3/3-13 Fantail Street
LIDCOMBE, NSW
02 9649 1288

Sang Tat
0414 876 168

Property Highlights

Three spacious bedrooms with built-in wardrobes

Modern kitchen with adjoining dining area

Light-filled open-plan living and dining

Updated bathroom

Covered outdoor entertaining area

Expansive, private backyard with direct gated access to Henty Park

Bonus teenage retreat plus a shed/workshop

Approximately 520sqm block

Potential for future improvements or granny flat (STCA)

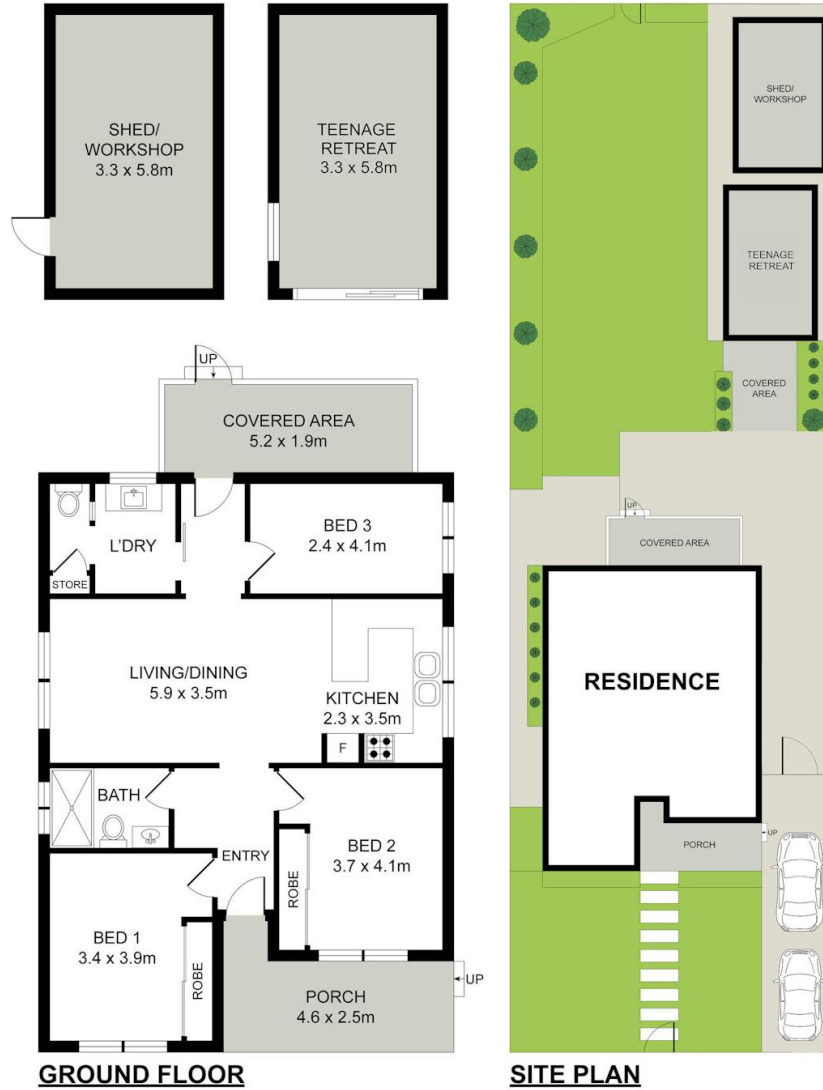
Close to Yagoona Station, schools, shops and local parks

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 518.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2







All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.



49 Brodie Street, Yagoona



DISCLAIMER: All dimensions are approximate and for illustrative purposes. Interested parties should rely on their own enquiries.