







13 Lunn Court, Cabramatta

Exceptional 986 sq. m* Opportunity with Outstanding Development Potential

Set on an impressive 986 sq. m* parcel in one of Cabramatta's most convenient locations, this well-maintained brick home presents an exceptional opportunity for homeowners, investors and developers alike to secure a substantial landholding with outstanding future potential.
Offering three generous bedrooms, one-bathroom, spacious living area and a single lock-up garage, the home is comfortable to enjoy as is while also providing scope to modernise over time. The expansive block offers exciting potential to explore a duplex development, granny flat addition or subdivision^, making it an ideal investment for both today and the future.
Conveniently located close by to Mounties, local sporting fields, schools, shopping precincts, public transport and a range of local amenities, opportunities of this calibre are becoming increasingly difficult to secure. Whether you're looking to move straight in, invest, land bank or unlock the site's development potential, this is an opportunity not to be missed.
Disclaimer:

- Approx.

3 1 1

FOR SALE
$1,190,000 to $1,290,000

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

^ Subject to Council Approval.
Webpage enquiries must include a contact number and email address to receive a response. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

MORE DETAILS

Property ID	10UJ1T
Property Type	House
Land Area	985.4 m2



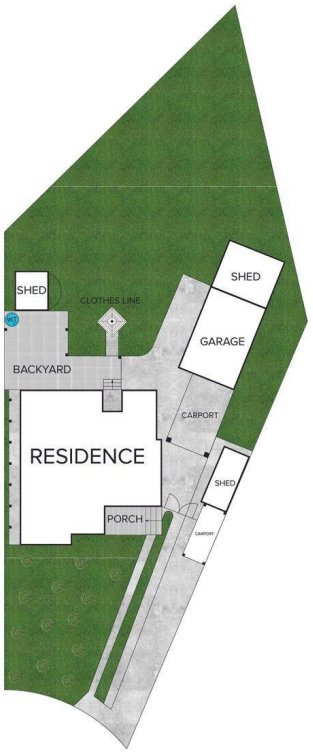




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SITE PLAN



FLOOR PLAN

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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by : Flex Media**

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