



56 Edensor Road, Cabramatta West

## Auction This Saturday: Deceased Estate

Set on a generous 581.7m<sup>2</sup> block (approx.), this neat and tidy three-bedroom home presents an outstanding opportunity for first home buyers, investors, downsizers, and developers alike.

Whether you're looking to move straight in, lease it out, or unlock the property's full potential with a granny flat addition or future rebuild (S.T.C.A), this is a rare chance to secure a prime piece of land in a well-connected, high-growth location.

### Property Features:

- Three well-proportioned bedrooms
- One functional bathroom + internal laundry
- Spacious backyard with loads of potential
- Off-street parking and side access
- Well-kept interiors with scope to update or extend

### Why You'll Love It:

- Flat 581.7m<sup>2</sup> (approx.) block with excellent redevelopment potential (S.T.C.A)
- Room to add a granny flat for extra rental income or multi-

3 1 2

**FOR SALE**  
**SOLD**

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- generational living
- Ideal for young families, investors or builders
- Move-in, renovate, or rebuild - the choice is yours!

Prime Location:

- Minutes to local schools, shops, and cafes
- Easy access to public transport and major roads
- Short drive to Cabramatta, Canley Heights, and Liverpool CBD

This is the opportunity you've been waiting for - a solid home with land, location, and endless upside. Properties like this don't last long - inspect today and make it yours!

DISCLAIMER: While LJ Hooker Bankstown Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

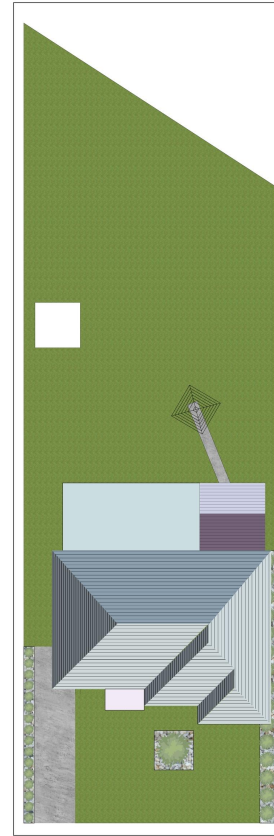
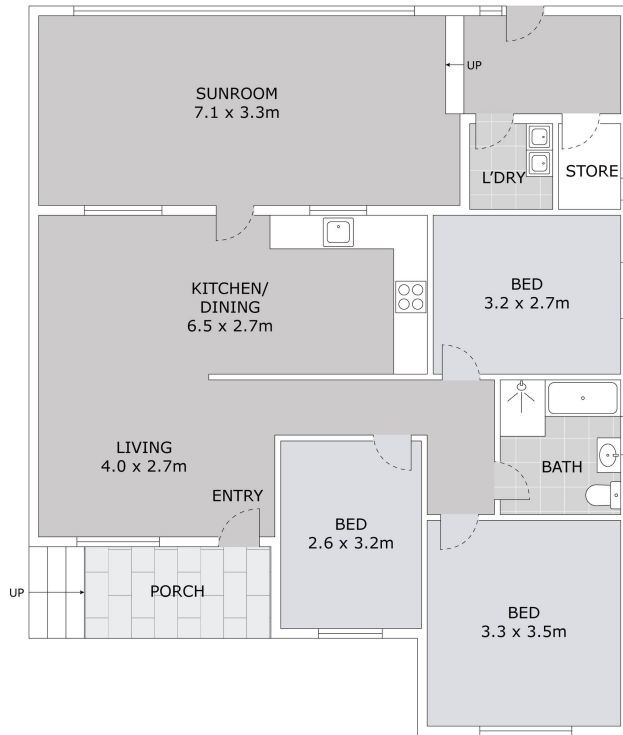
### MORE DETAILS

Property ID	10TWF8E
Property Type	House
Land Area	581.7 m2
Including	Air Conditioning Built-in-Robes

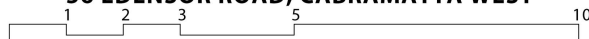
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**56 EDENSOR ROAD, CABRAMATTA WEST**



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SITE PLAN

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