






107 Mitchell Street, Carramar

3  1  1 

Prime 841sqm Opportunity with Wide 18.44m Frontage —Endless Potential in Carramar

AUCTION

Sat 25th Jul @ 3:30PM

VIEW

Sat 4th Jul @ 2:30PM - 3:00PM

AGENTS

James Trivor
0422 696 125
james.trivor@ljhooker.com.au

Phillip Botonis
0426463228
phillip.botonis@ljhooker.com.au

AGENCY

LJ Hooker Padstow
(02) 9771 1177

Positioned on a generous 841sqm parcel with an impressive 18.44m frontage, this well-located property presents an exceptional opportunity for builders, developers, investors and families alike. Whether you're looking to renovate, rebuild your dream home or maximise the site's potential with a granny flat for dual income (STCA), the possibilities are endless.

Perfectly positioned just moments from Carramar Station, local shops, schools and parklands, the property also enjoys easy access to Fairfield CBD and the popular Fairfield Adventure Park, offering outstanding convenience for families and commuters alike.

A rare offering in a sought-after growth location, this is an opportunity not to be missed.

- Generous 841sqm block with an 18.44m frontage
- Three-bedroom home with one bathroom and single garage
- Ideal to rebuild or add a granny flat for dual income (STCA)
- Excellent opportunity for builders, investors or families
- Approximately 450m to Carramar Station and local shops

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**

- Close to schools, parklands, Fairfield CBD and Fairfield Adventure Park

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

MORE DETAILS

Property ID	1F3FFAE
Property Type	House
Land Area	841 m2
Including	Ensuite
	Air Conditioning
	Alarm
	Close to Schools
	Close to Shops
	Close to Transport
	Liveability
	Openable Windows
	Security System

James Trivor 0422 696 125

Sales Agent | james.trivor@ljhooker.com.au

Phillip Botonis 0426463228

Sales Associate | phillip.botonis@ljhooker.com.au

LJ Hooker Padstow (02) 9771 1177

2 Padstow Parade, PADSTOW NSW 2211

padstow.ljhooker.com.au | reception.padstow@ljhooker.com.au