



2 Miles St, Chester Hill

## SOLD AT AUCTION - VINCENT ZHANG 0481 366 899

Set on a generous block of 13.41m frontage x 40.26m depth (approx. 540m<sup>2</sup>), potential Duplex Site under the new Low and Mid Rise Housing Policy), this property presents an exceptional opportunity for families, builders, and investors looking for space, future potential and a convenient location.

Situated just moments from Chester Hill Station, Chester Square Shopping Centre, and local schools, this well-presented home offers comfortable living today with incredible potential for tomorrow - whether to explore development opportunities, build your dream home, add a granny flat, renovate or simply enjoy strong rental returns.

### Key Features:

- Land dimensions: 13.41m frontage x 40.26m depth (approx. 540m<sup>2</sup>);
- Potential duplex development potential (STCA) under the new Low and Mid Rise Housing Policy
- Separate living and dining areas with timber flooring throughout
- Neat and functional interiors with updated kitchen and modern bathroom

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Cabramatta  
(02) 9726 5566

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.



- Two spacious bedrooms with built-in wardrobes
- Double lock-up garage and wide side driveway for ample parking
- Large backyard, ideal for entertaining, kids, or pets
- Walking distance to shops, train station, schools, and parks

#### Location Highlights:

- Chester Square Shopping Centre: approx. 600m
- Chester Hill Station: approx. 700m
- Chester Hill Public & High Schools: approx. 850m
- Sefton Golf Club & Everley Park: short drive
- Bankstown Central Shopping Centre: approx. 10 minutes

Whether you're a family home buyer, astute investor or developer, this property is one not to miss! Opportunities with this land size and location are becoming rare, please come to inspect this weekend and secure your next project or investment in the heart of Chester Hill!

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#### MORE DETAILS

Property ID	1F3WF8S
Property Type	House
Land Area	540 m2

#### Vincent Zhang 0481 366 899

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