



37 Railway Parade, Condell Park

5 🚗 3 🚗 17 🚗

RENOVATED HOME OR DEVELOPMENT SITE S.T.C.A

A rare and exciting opportunity to secure a substantial parcel of land in a highly convenient pocket of Condell Park. Set on an impressive 1,476sqm with a wide 25.4m frontage & off street parking for 17+ vehicles, this property presents endless potential for development, subdivision, dual occupancies or multi-dwelling housing (S.T.C.A).

The existing brick veneer residence offers a comfortable layout and holding income potential while plans and approvals are progressed - making this an ideal landbank or development play for the savvy buyer, homeowner, investor or clever developer.

Property Features:

- Solid brick family home
- Five sun filled bedrooms, with built-in robes
- Main bedroom with ensuite
- 2nd modern ever day bathroom
- Formal & informal open plan lounge/dining room
- Ultra modern Eat-in kitchen with adjoining meals area
- Internal laundry + 3rd toilet
- Sparkling in ground pool plus large grass area
- External rumpus/ work from home area, possible garden flat

FOR SALE

Please Call

AGENTS

Charlie Garcia
0455 100 100
charlie.bl@ljhooker.com.au

Paula Al Achkar
0416 757 579
paula.bl@ljhooker.com.au

AGENCY

LJ Hooker Bankstown
(02) 9708 2244

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(S.T.C.A)

- Large covered rear entertaining area (approx. 15m x 3m)
- Carport + side driveway access to rear yard + Parking for boats, trucks, trailers and vehicles, room for 17 vehicles.
- Expansive, level backyard perfect for redevelopment (S.T.C.A)
- Development Highlights:
- Land size: 1,476sqm (approx.)
- Frontage: 25.4m (approx. 23m building line)
- Scope for subdivision / multi dwelling development (S.T.C.A)

Location Features:

- Walking distance to Condell Park shops, cafes & amenities
- Close to local schools and childcare facilities
- Moments to Bankstown CBD & the upcoming metro
- Easy access to major arterial roads
- Quiet, family-friendly street surrounded by quality homes

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MORE DETAILS

Property ID	10X3F8E
Property Type	House
Land Area	1476 m2
Including	Ensuite Study Air Conditioning Toilets (3) Pool Courtyard Dishwasher Floorboards Built-in-Robes Fully Fenced Pet Friendly

Charlie Garcia 0455 100 100

Sales Agent | charlie.bl@ljhooker.com.au

Paula Al Achkar 0416 757 579

Sales Associate | paula.bl@ljhooker.com.au

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11 Marion Street, BANKSTOWN NSW 2200

bankstown.ljhooker.com.au | bankstown@ljhooker.com.au

