

1752 - 1754 Camden Valley Way, Edmondson Park

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Exceptional Infill Site with Subdivision Potential (S.T.C.A)

A rare opportunity to secure a prime parcel in a sought-after residential pocket, offering outstanding subdivision potential (S.T.C.A). This property is ideal for developers, savvy investors, or owner-builders looking to unlock maximum value.

Key Land Features:

- Expansive 2,745sqm block
- Zoned R1 General Residential
- Minimum 450sqm lot size

Existing Dwelling:

The property includes a solid, well-maintained home that is currently leased out, or add your own touches to modernise and move in while planning your future development.

- 3 oversized bedrooms, plus optional 4th bedroom or additional living space
- Multiple living zones including lounge, dining, and family room
- Well-kept original bathroom
- Single lock-up garage plus a separate double garage/shed
- Ducted air-conditioning throughout

FOR SALE

Please Call

AGENTS

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Anthony Bucca
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AGENCY

LJ Hooker Leppington | Austral
(02) 9606 4311

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.



Prime Location:

Conveniently located just minutes from:

- Ed Square Shopping Centre
- Edmondson Park Train Station
- Home.Co Prestons
- Medical centres and local schools
- Crossroads Homemaker Centre
- M7/M5 interchange

Whether you're looking to invest, live in, or redevelop, this is a versatile property with exceptional future upside. Opportunities like this are few and far between - act quickly to secure your stake in this high-growth area.

Disclaimer: The above information has been furnished to LJ Hooker Leppington | Austral by the vendor/vendors legal representative. We have not verified whether or not that information is accurate, and do not have any belief one way or the other in its accuracy. LJ Hooker Leppington | Austral do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is, in fact, accurate.

MORE DETAILS

Property ID	65UHCV
Property Type	House
Land Area	2745 m2

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Anthony Bucca 0418 972 882

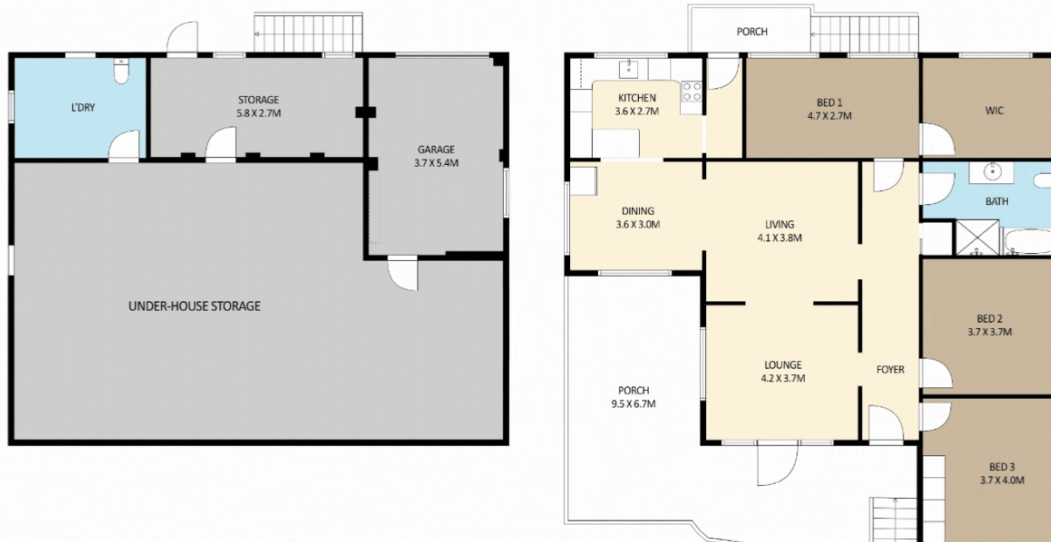
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