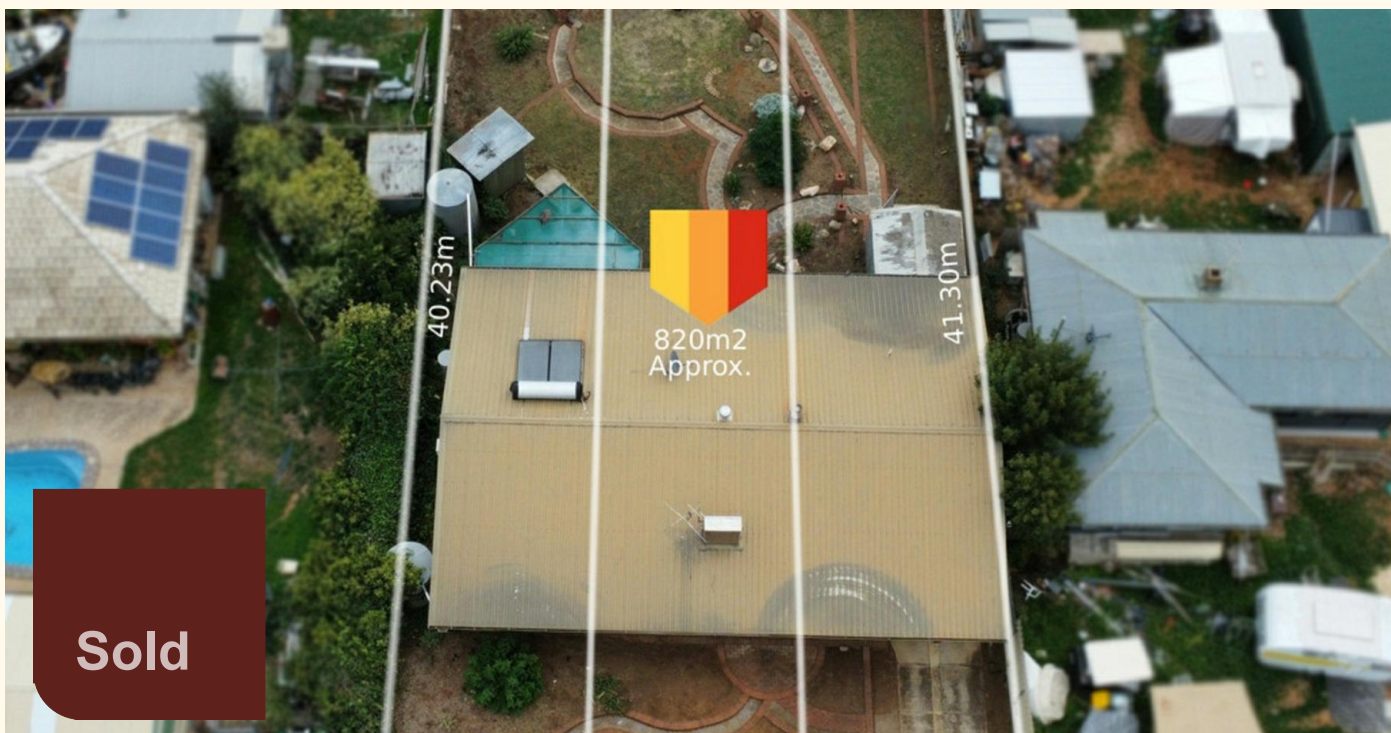




4 Parham Street, Elizabeth Downs

Large Allotment With Approved Plans for Three Dwellings

Set on a generous 820sqm (approx.) allotment with an impressive 20.12m approx. frontage, this property presents a compelling opportunity for developers seeking their next project. With planning consent approved for three dwellings, a significant portion of the groundwork has been completed, allowing you to progress with confidence subject to council consent.

Located in a well-connected and evolving area, with a number of developments already taking shape nearby, this is a great opportunity to secure a site in a location showing clear growth. Perfect opportunity for developers or investors looking to secure a land banking asset with future upside. The existing dwelling also offers the added benefit of potential rental income, providing flexibility while future plans and approvals are finalised.

The home offers a practical and functional layout suited to comfortable everyday living. A light filled living room features a wall unit air conditioner and fireplace, providing year round comfort. Outside, the expansive backyard includes a veranda, multiple sheds and a rainwater tank, offering plenty of space for storage, hobbies or outdoor enjoyment.

3 1 1

FOR SALE
\$749,000

AGENTS

Dean King
0499 497 898
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Shaun Roberts
0435 367 534
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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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

Features Include:

- 820sqm (approx.) Easement free Torrens Title allotment
- 20.12m (approx.) frontage
- Planning consent approved for three Torrens Title dwellings (building consent required)
- Three bedrooms
- Functional kitchen overlooking the spacious backyard with adjoining dining area
- Generous living area with wall unit air conditioning and fireplace
- Multiple sheds and rainwater tank
- Carport for undercover parking

Conveniently located close to local schools, parks, shopping centres, and public transport options, this property offers both everyday accessibility and exciting future potential. Whether you're looking to invest, develop or secure a property with long-term upside, this is an opportunity not to be missed.

Enquire today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2D9TGJU
Property Type	House
House Size	104 m2
Land Area	820 m2
Including	Outdoor Entertaining Secure Parking Fully Fenced

Dean King 0499 497 898

Sales Specialist | deank@ljhsales.com.au

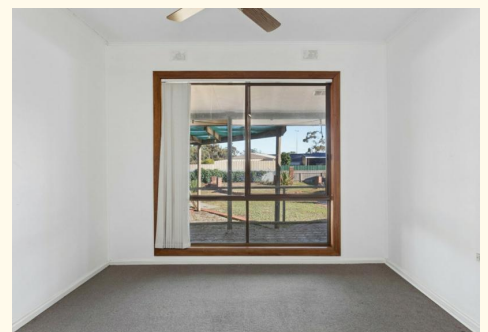
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PARHAM STREET

SITE PLAN
(NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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