

## Greystanes, 29 Cumberland Road

SOLD AT AUCTION by Paulette Ghaleb 0408 888 810

Multi Accommodation Residence With Development Potential..

Nestled on a lovely parcel of land with 16.148 metre frontage (approx.) within easy reach to most amenities, this neat residence is an excellent choice for home buyers with a need for additional living space for extended family/guests or investors looking to capitalise on the potential for a high rental return.

The current configuration comprises of a main residence which has been converted into two self-contained units which each comprising of a bedroom, lounge & dining area, kitchen, and bathroom plus laundry.

To the rear of the block there is also a detached self-contained studio/sleepout style accommodation.

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**For Sale**  
\$1,225,000

**View**  
[ljhooker.com.au/2F6KF9E](http://ljhooker.com.au/2F6KF9E)

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**Disclaimer:** 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.

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**(02) 9637 8555**



For those with a knack for renovating, this may be a great project to work on and transform into a modern showpiece with so many possibilities to choose from, live in one and accommodate extended family members in the other, keep it tenanted or reconfigure the home back to one spacious residence.

Alternatively, for those looking for a parcel of land to build a new home or for duplex development (subject to council approval), 29 Cumberland Road, Greystanes may be the perfect choice.

This property presents a solid foundation for various possibilities, whether for investment, extended family accommodation, or future redevelopment.

#### Notable Features Include:

- \* Main Residence has been converted into two self-contained units
- \* Each unit features a bedroom, kitchen & bathroom, living & dining plus laundry
- \* Detached studio/sleepout self-contained accommodation to the rear
- \* Land Area - 556.4 sqm approx. (as per DP)
- \* Wide - 16.148 metre frontage approx.
- \* Zoned R2 Low Density Residential
- \* Currently leased, providing immediate rental income
- \* Renovate and live In
- \* Knock down and build your dream home (subject to council approval)
- \* Duplex potential (subject to council approval)
- \* 550 metres approx. to Greystanes Shopping Centre
- \* 300 metres approx. to Holroyd High School

## More About this Property

<b>Property ID</b>	2F6KF9E
<b>Property Type</b>	House
<b>Land Area</b>	556.4 m <sup>2</sup>
<b>Including</b>	Toilets (3) Car Parking - Surface Close to Schools Close to Shops Close to Transport Kitchenette

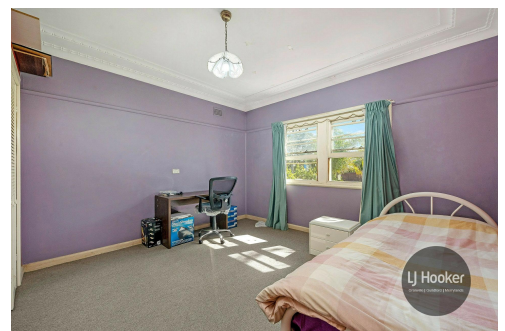
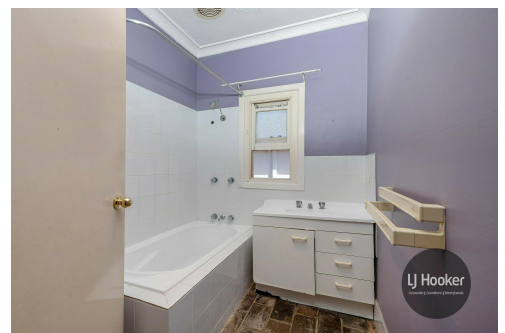
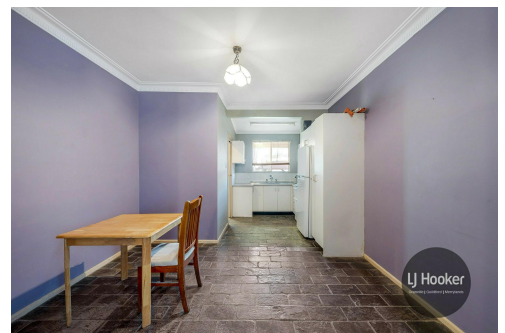
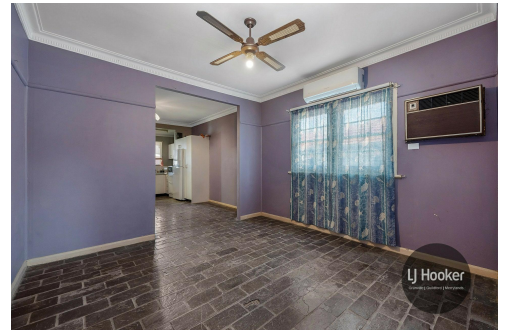
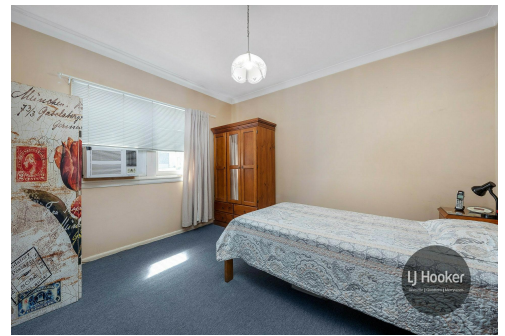
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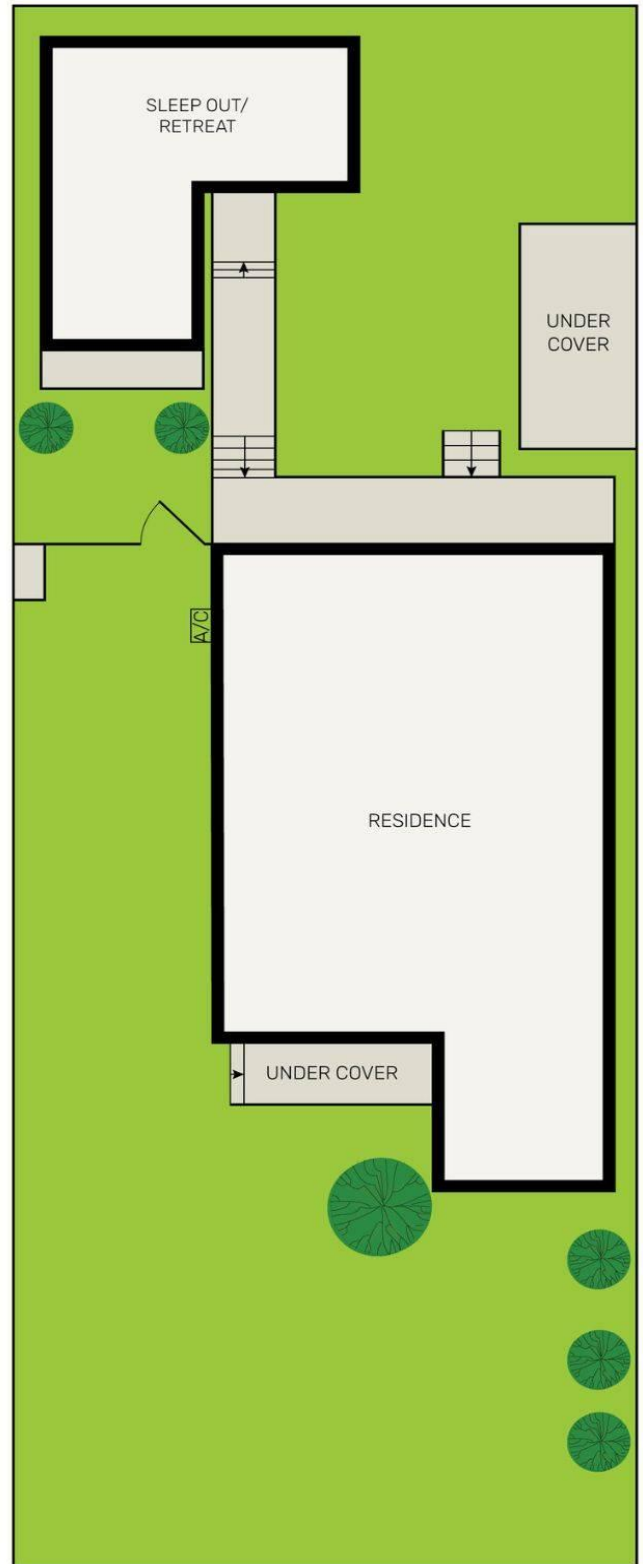
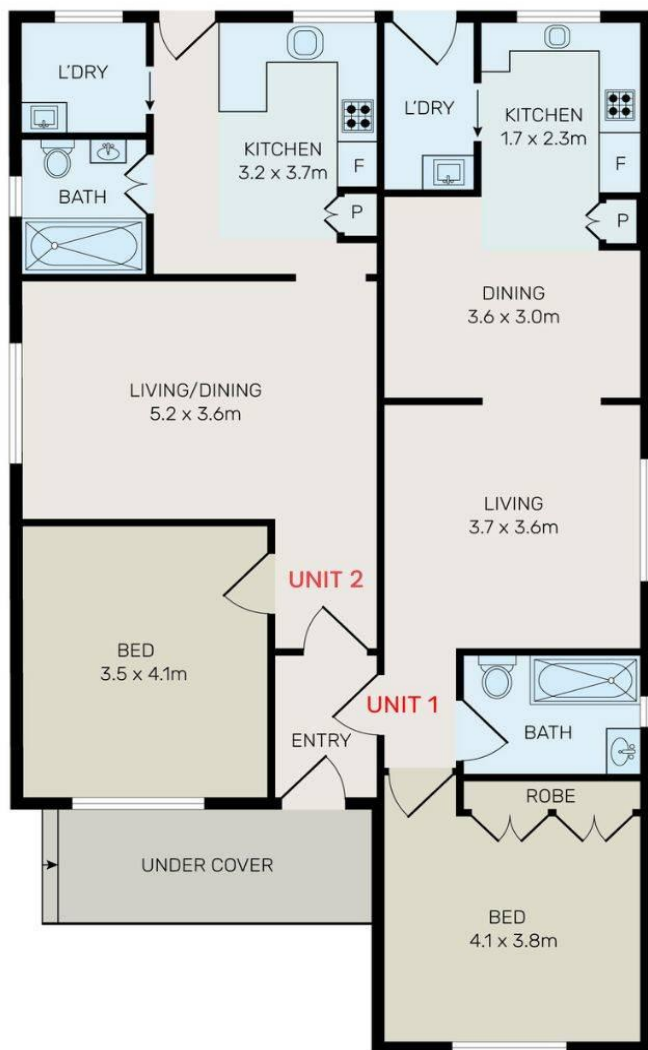
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