






37 Albert Street, Ingleburn

## Prime Development Opportunity on Dual Finger Lots with Exceptional Potential

Positioned in a highly convenient location, an outstanding opportunity for developers, investors, or buyers looking to unlock the full potential of a generous dual-lot property. Offering scope for redevelopment, this site is ideal for those looking to build duplexes or maximise future returns.

The existing three-bedroom home offers a functional layout with a kitchen featuring gas cooking, a separate laundry, and side access leading to the backyard. While the home carries a nostalgic charm, it provides a solid base for those considering renovation or redevelopment. A granny flat is also present on the property, requiring repairs, adding further potential for improvement or additional income once restored.

The property opens the door for exciting development possibilities, including the potential to build duplexes (STCA). The wide side access and spacious land further enhance its suitability for future projects.

3  1  1 

**FOR SALE**  
\$920,000 - \$980,000

**VIEW**  
Sat 9th May @ 9:00AM - 9:20AM

**AGENTS**  
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**AGENCY**  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Whether you're an experienced developer or an investor seeking your next project, this property offers endless possibilities in a sought-after and well-connected location.

Property highlights:

- Dual finger-lot property with strong development potential
- Opportunity to build duplexes (STCA)
- Three-bedroom existing home
- Kitchen with gas cooking
- Separate laundry area
- Granny flat requiring repairs
- Side access to backyard
- Spacious land offering flexibility for redevelopment
- Ideal for investors, builders, and developers

Location highlights:

- Located in a central and convenient pocket of Ingleburn
- Close to Ingleburn Village Shopping Centre and local amenities
- Minutes to Ingleburn Train Station
- Nearby schools, parks, and childcare centres
- Easy access to Campbelltown CBD and Macarthur Square
- Convenient access to the M5 motorway and major road links

37 Albert Street, Ingleburn is a rare offering with immense potential, making it a standout opportunity for those looking to develop, invest, or create something truly valuable.

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**MORE DETAILS**

Property ID	FCQHG3
Property Type	House
Land Area	450 m2
Including	Toilets (1)

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