

## Lakemba, 71 Yangoora Road

### Welcoming Family Homes with Rare Opportunity

Only 69 Yangoora Rd available for sale by auction.

71 Yangoora Rd, SOLD prior to auction.

The site is ideally located at desirable Canterbury-Bankstown Council, just 15 km from Sydney CBD, the area is with huge population growth. This property features two solid brick/tile homes in a highly sought-after area of Lakemba, with High-Density R4 Zoning. It offers family-friendly living for ordinary home buyers and is a rare opportunity as a boutique development project at the prime location with strong capital growth potential.

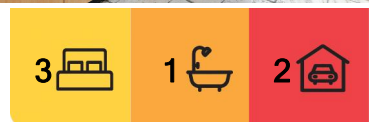
#### Land Details:

69 Yangoora Rd Lakemba.

- Land Size: Approximately 695 sqm.
- Frontage: Combined frontage of 16m approx.
- Depth: Approximately 46m



**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.



**For Sale**  
Sold Prior to Auction

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

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**LJ Hooker Gordon**  
**(02) 9496 8000**

- Development Potential: Ability to build duplex, townhouses or apartment.(STCA)
- R4 High Density Zoning, SFR 0.75:1, with 8.5m Height (STCA)

Property Features:

- Tastefully refreshed up with new painting, lighting, new flooring, and new colorbond fence.
- Double brick and tile roof home, with 3 bedrooms and multiple living areas.
- Spacious sunny living spaces, large eat-in kitchens and high patterned ceilings.
- All rooms equipped with split air conditionings systems for heating and cooling.
- Wide side access with a carport or space for boat parking.
- Large automatic lock-up garage, a workshop.
- Spacious, flat sunny backyard with lush lawn and fruit trees.
- Peaceful neighborhood with bus services at the corner.

Location Highlights:

- 10-minute walk to Belmore and Lakemba train station.
- Quick trip to Sydney CBD via new Metro Train.
- 1000m to Haldon Street shops.
- 600m to Holy Spirit Catholic College.
- Short driving distance to Belfield/Campsie/Strathfield shops
- Easy access to M5/M8/M4.
- Short walk to local schools and Parry Park sports ground.

DISCLAIMER: All information contained herein is gathered from sources that we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. This information is not to be used in formalizing any decision nor used by nor used by a third party without the expressed written permission of LJ Hooker Gordon.

## More About this Property

<b>Property ID</b>	SUJHJX
<b>Property Type</b>	House
<b>Land Area</b>	1400 m2
<b>Including</b>	Air Conditioning Toilets (2) Floorboards Built-in-Robes Secure Parking Remote Garage

**Tom Gu 0411 828 736**

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