



Lakemba, 74 Taylor Street

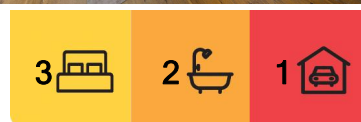
Prime Corner Block, R3 Zoning, Packed with Potential!

An exceptional opportunity to secure this versatile residence, ideal for an owner occupier, savvy investor or developer who is looking to unlock the potential in a prime corner position! Offering a generous floor plan with plenty of scope to further improve, this light filled home provides endless possibilities to occupy or invest now, renovate/build your dream family home or take advantage of future development possibilities! Boasting two street frontages in a highly sought after and convenient location, reap the benefits of recently updated Transport Oriented Development Program to maximise your investment (STCA).

- Three (3) bedrooms, huge master bedroom with built-in robes, second bedroom with storage cupboard and adjoining spacious retreat / study area, third bedroom includes private external access
- Generous separate living area plus additional family room, air conditioning
- Open plan kitchen with breakfast bar, gas cooking, ample cupboard and bench space,



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.



Auction

Sat 24th May @ 12:00PM

View

Wed 7th May @ 5:00PM - 5:30PM

Contact

Muhammad Sarmini

0403 750 917

muhammad@ljhbl.com.au

LJ Hooker Belmore
(02) 9750 9244

leading on to large dining area

- Bathroom with separate shower and toilet, large external laundry includes second shower and toilet
- Outdoor verandah overlooking generous rear yard including massive undercover patio area, ideal for entertaining
- Driveway access on Gillies Street to lock up garage
- Zoned R3 Medium Density Residential, Canterbury-Bankstown Council
- Superb flexibility to live in or invest now or maximise potential and capitalise on qualifying for Transport Oriented Development Program (STCA)

Ideally situated within close proximity to nearby amenities, including 700m to Lakemba train station, main shopping precinct including Aldi, cafes and restaurants from 450m, 850m to Woolworths Lakemba, 1km to Belmore shops, train station and Canterbury League Club and a variety of local schools and recreational parklands of Wiley Park, 15km to Sydney CBD!

Address:74 Taylor Street, Lakemba

Auction:Saturday 24th May 2025, Onsite at 12:00pm

Inspect:As advertised or by appointment

Contact:Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au

More About this Property

| | |
|---------------|---|
| Property ID | 950HRQ |
| Property Type | House |
| Land Area | 488 m ² |
| Including | Study Air Conditioning Toilets (2) Outdoor Entertaining Floorboards Built-in-Robes Secure Parking |

Muhammad Sarmini 0403 750 917

Director | Selling Licensee-in-Charge | muhammad@ljhbl.com.au

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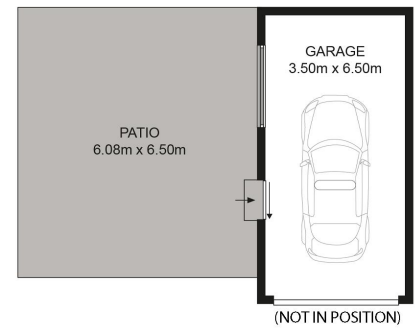
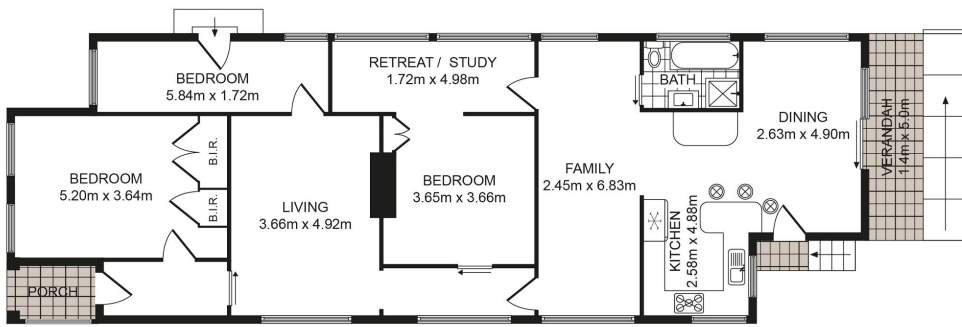
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SITE PLAN (NOT TO SCALE)

74 Taylor St, Lakemba NSW 2195

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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