



Lakemba, 74 Taylor Street

SOLD by Muhammad Sarmini

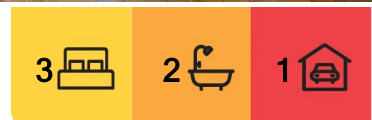
Prime Corner Block, R3 Zoning, Packed with Potential!

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



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 by Muhammad Sarmini

View

ljhooker.com.au/950HRQ

Contact

Muhammad Sarmini

0403 750 917

muhammad@ljhbl.com.au

LJ Hooker Belmore
(02) 9750 9244

- Generous separate living area plus additional family room, air conditioning
- Open plan kitchen with breakfast bar, gas cooking, ample cupboard and bench space, 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!

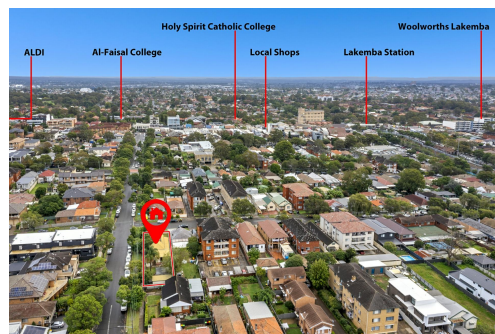
Address: 74 Taylor Street, Lakemba
Auction: Sold Prior To Auction
Contact: Muhammad Sarmini 0403 750 917

More About this Property

Property ID	950HRQ
Property Type	House
Land Area	488 m2
Including	Study Air Conditioning Toilets (2) Outdoor Entertaining Floorboards Built-in-Robes Secure Parking

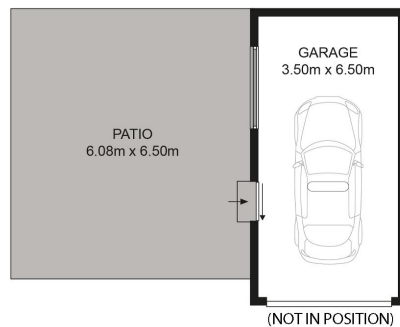
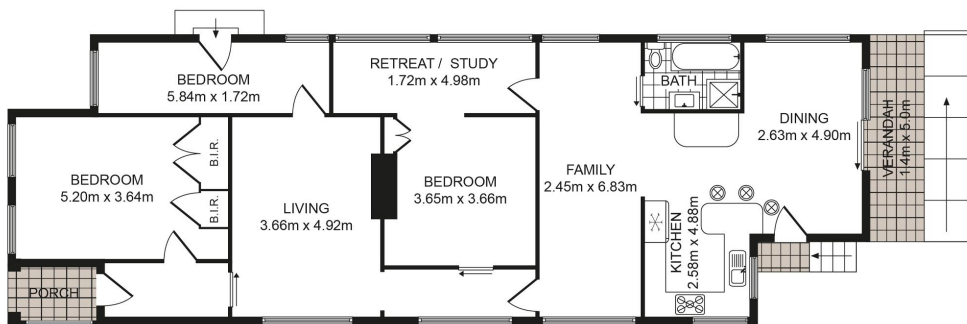
Muhammad Sarmini 0403 750 917
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SITE PLAN (NOT TO SCALE)

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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