



31 Hargrave Street, Leumeah

## Modern Home on Large Corner Block, Ideal Development Site (STCA)

Positioned on a prime corner block in Leumeah, this modern 3 bedroom home is an exciting opportunity for developers and savvy investors. Set on a large, well-sized parcel of land, the property is perfectly suited for future development potential (STCA), making it an outstanding choice for those seeking growth and long-term value.

The home itself is in modern condition throughout, offering comfortable living with a practical layout that can be enjoyed immediately or leased out while you plan your next move. Its corner block setting provides excellent access and flexibility, further enhancing its appeal as a development site.

Located in a convenient pocket of Leumeah you will have access to schools, shops, public transport, and parklands. This property is all about location, lifestyle, and opportunity. Whether you hold, invest, or redevelop, this is a standout chance to secure a valuable block in a sought-after area.

Disclaimer: Whilst every effort is taken to ensure accuracy of this

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**FOR SALE**  
Expressions Of Interest

### AGENTS

Mitchell Crawford  
0421 504 007  
mitchell@ljhunitiedgroup.com.au

Brooke Fulton  
brooke@ljhunitiedgroup.com.au

### AGENCY

LJ Hooker United Group  
1800 486 4833

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



listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.

## MORE DETAILS

Property ID 6CJ1T  
Property Type House  
Land Area 641 m2

**Mitchell Crawford 0421 504 007**  
Principal | [mitchell@ljhuntedgroup.com.au](mailto:mitchell@ljhuntedgroup.com.au)  
**Brooke Fulton**  
Sales Assistant | [brooke@ljhuntedgroup.com.au](mailto:brooke@ljhuntedgroup.com.au)

**LJ Hooker United Group 1800 486 4833**  
41 Wentworth Road, BRINGELLY NSW 2556  
[unitedgroup.ljhooker.com.au](http://unitedgroup.ljhooker.com.au) | [office@ljhuntedgroup.com.au](mailto:office@ljhuntedgroup.com.au)



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