



17 & 19 Adrian Avenue, Lurnea

EXCEPTIONAL DEVELOPMENT & DUAL PROPERTIES SOLD IN ONE LINE!

Presenting a rare opportunity to secure two renovated homes on a combined land parcel of approximately 1,176.2m² (R3 Zoned) with a wide frontage of 31.77m – ideal for developers, investors, or families seeking future potential.

Key Features:

- Zoned R3 – Medium Density Residential
- Development potential: Build 4 duplexes (STCA) or 6 townhouses and 14 under ground parkings (STCA)
- Total land area: approx. 1,176.2m²
- Frontage: approx. 31.77m
- Both homes sold together – must be sold in one line

7 4 2

FOR SALE

Contact Agent

VIEW

By Appointment

AGENTS

Le Huynh
0416 737 024
le@ljhcabramatta.com.au

AGENCY

LJ Hooker Cabramatta
(02) 9726 5566

- Estimated rental return: approx. \$2,100 per week for both properties

Property Details:

No. 17: Renovated brick veneer home featuring 3 bedrooms, 2 updated bathrooms, a modern kitchen, air conditioning, internal laundry, and a carport.

No. 19: Renovated brick veneer home with 3 bedrooms plus 2 sleep out rooms, 2 new bathrooms, a new kitchen, air conditioning, internal laundry, and a carport.

Location Highlights:

Perfectly positioned in a quiet street, within walking distance to schools, shops, public transport, bus stops, and parks — this offering combines convenience with immense potential.

Whether you're planning to develop, invest, or move straight in, this is a must-see property in a highly sought-after location!

- **All offers must be in writing***

Please be aware that all inquiries contact number and email address. Inquiries that do not have this information will not receive a response. All information contained therein is gathered from relevant third party sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own inquiries. Virtual/styling furniture may have been used.

MORE DETAILS

Property ID	1F9WF8S
Property Type	House
Land Area	1176 m ²

Le Huynh 0416 737 024

Senior Sales Executive | le@ljhcabramatta.com.au

LJ Hooker Cabramatta (02) 9726 5566

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Dear Sir/Madam,	
Pre - Development Application Advice	
Reference Number:	PL-7693
Proposed Development:	Demolition of existing structures and construction of multi dwelling (8 x Double Storey Units) with a common basement for car parking and services areas
Property Address:	17-19 Adrian Avenue, Lumeet Lot 18 DP 2166, Lot 17 DP 215696
Date of Meeting:	9 October 2024
Council Representatives:	
Name	Title
Robert McAlister	Senior Development Assessment Planner
Karen Hameer	Development Assessment Planner
Simran Bains	Land Development Engineer
Karl Adderley	Coordinator Resource Recovery
All Bilal	Waste Project Officer
Applicant Representatives:	
Name	Company/Role
Peter Ho	Owner
Le To	Designer
Nick Nguyen	Designer