



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

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.

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 inquire a 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 m2

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-78/2024

Proposed Development: Demolition of existing structures and construction of multi dwelling (6 x Double Storey Units) with a common basement for car parking and services area

Property Address: 17-19 Adrian Avenue, Lumas
Lot 18 DP 215596, Lot 17 DP 215596

Date of Meeting: 9 October 2024

Present at Meeting:

Council Representatives:		Applicant Representatives:	
Name	Title	Name	Company/ Role
Robert Micallef	Senior Development Assessment Planner	Peter Ho	Owner
Kamran Wanwar	Development Assessment Planner	Le To	Designer
Simran Bains	Land Development Engineer	Nick Nguyen	Designer
Karl Adlerley	Coordinator Resource Recovery		
Ali Bilal	Waste Project Officer		