



Lurnea, 36 Lions Avenue

SOLD by Muhammad Sarmini

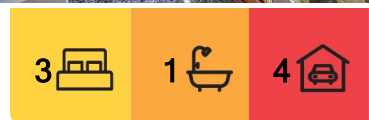
Easement Free Block with Duplex Potential, Wide 17m Frontage, 639sqm

Discover the perfect canvas for your dream home or next development project on this large easement-free block of approximately 639sqm land with an expansive 17.37metre frontage! Enjoying a desirable sunny north facing aspect and offering plenty of scope to invest now, re-develop Duplexes and future capitalise or build your very own dream home (STCA). Whether envisioning a luxurious family haven or a lucrative development opportunity, seize the chance to create something truly extraordinary in a convenient and desirable locale directly opposite to recreational Lions Park.

- Three (3) bedrooms, large front verandah overlooking parklands
- Spacious open plan living, kitchen and dining area, split system air conditioning
- Updated kitchen with breakfast bar, tiled floors throughout
- Deep child friendly rear yard



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 AFTER FIRST INSPECTION!

View
ljhooker.com.au/8XMHRQ

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

LJ Hooker Belmore
(02) 9750 9244

- Driveway way to secure carport leading through to tandem garage/workshop
- Land 639sqm approx. with wide 17.37m frontage approx.
- Zoned R3 Medium Density Residential
- Duplex / Development Potential (subject to council approval)

Ideally situated within close proximity to a variety of local schools, train and bus services, recreational parklands, cafes, restaurants and main shopping facilities of surrounding area.

Address: 36 Lions Avenue, Lurnea

Auction: Sold Prior To Auction After First Inspection!

Contact: Muhammad Sarmini 0403 750 917

More About this Property

Property ID	8XMHRQ
Property Type	House
Land Area	639 m ²

Muhammad Sarmini 0403 750 917

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

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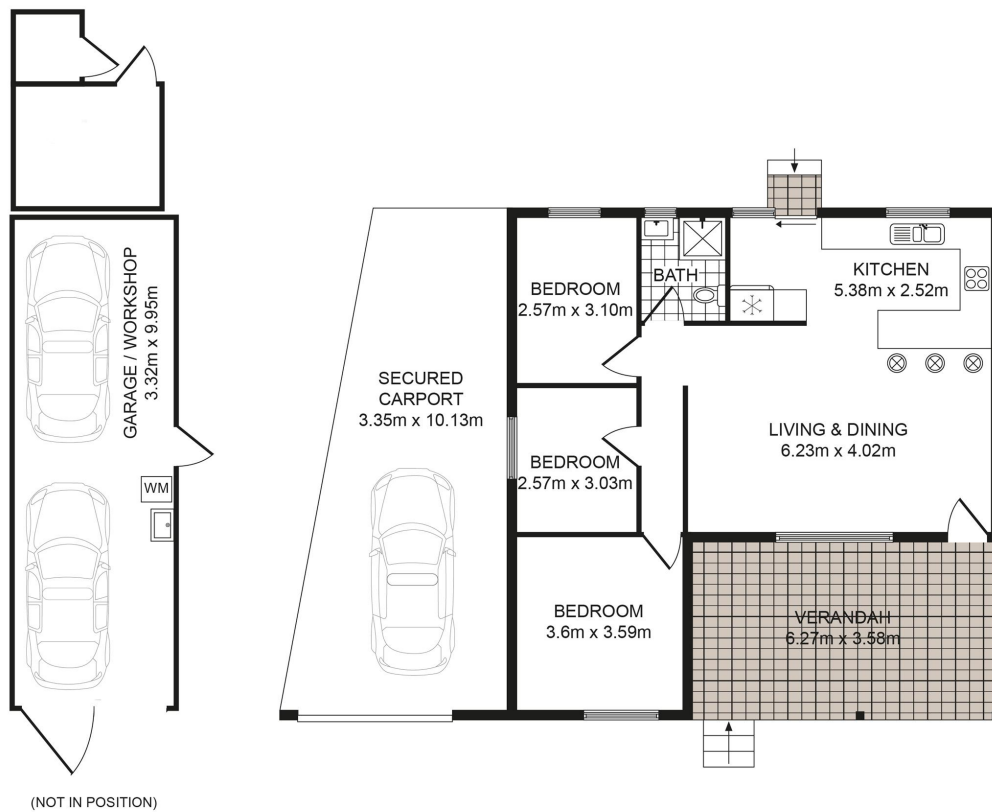
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36 Lions Ave, Lurnea NSW 2170

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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