

4 Clingan Avenue, Lurnea

Charming Family Home on a Generous Block with Duplex Potential (STCA)

Positioned on a generous approx. 639sqm block with an 18.3m frontage, this property is set within R2 Low Density Residential zoning, offering excellent scope for a duplex development or granny flat addition (STCA).

Inside, the home features a practical layout with separate living and dining areas, a functional kitchen, and three well-sized bedrooms complemented by two bathrooms. The interiors are light-filled and comfortable, providing the perfect foundation to move in, renovate, or invest.

Outdoors, a spacious backyard offers plenty of room for entertaining, children, or future improvements, while the wide frontage enhances its development appeal. Whether you're looking to occupy, invest, or unlock the site's full potential, this is a property that delivers on both lifestyle and opportunity.

Property Features:
- 3 well-sized bedrooms

3 2 3

FOR SALE
For Sale: $1,100,000 - $1,150,000

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- 2 bathrooms
- Separate lounge and dining areas
- Functional kitchen with ample storage
- Single-storey design suitable for all stages of life
- Double lock-up garage plus additional driveway parking
- Large backyard with shed and room for children or pets
- Approx. 639sqm block with 18.3m frontage
- R2 zoning with duplex potential (STCA)
- Potential for granny flat (STCA)

Approximate Distances:

" Lurnea Public School —approx. 1.0 km
" Lurnea High School —approx. 1.5 km
" Liverpool CBD & Westfield —approx. 2—3 km
" Liverpool Train Station —approx. 2.5 km
" Liverpool Hospital —approx. 3.0 km
" Local parks and reserves —approx. 1.0 km
" M5 & M7 Motorways —within a short drive

DISCLAIMER: While LJ Hooker Bankstown | Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies, or misstatements contained herein. LJ Hooker Bankstown | Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

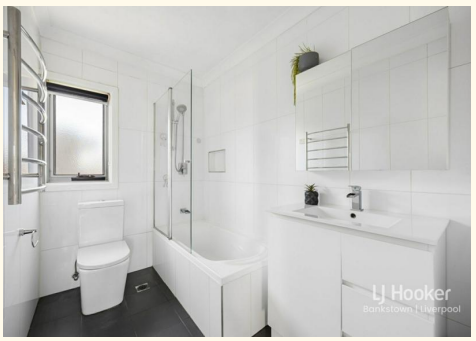
MORE DETAILS

Property ID	11Q5F8E
Property Type	House
Land Area	639 m2











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