



50 & 52 Webster Road, Lurnea

## Great Development Opportunity on a Combined 2,040 sqm (Approx.) | R3 Zoned Site

50 & 52 Webster Road, Lurnea, an exceptional opportunity to secure a substantial landholding in a sought-after R3 Medium Density Residential zone. Offering a combined total of approximately 2,040 sqm, this rare offering is ideal for developers, investors, or land bankers looking to capitalise on future growth (S.T.C.A).

Positioned with an impressive approx. 34m combined frontage and 61m depth, these two adjoining lots present outstanding potential for townhouse or multi-dwelling development (subject to council approval).

52 Webster Road, Lurnea:

- Existing residence on site
- Generous layout with multiple living areas
- Functional kitchen and bathroom
- Suitable for rental income while planning development
- Driveway access with ample off-street parking

50 Webster Road, Lurnea:

- Vacant block ready for development

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**FOR SALE**

Auction Guide: \$2,500,000 to \$2,600,00

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Bankstown

(02) 9708 2244

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.

 **LJ Hooker**

- Clear, level land offering flexibility in design
- Ideal to combine with adjoining property for a larger-scale project

**Key Features:**

- Combined land size approx. 2,040 sqm
- R3 Medium Density zoning
- Approx. 34m frontage & 61m depth
- " Development potential for townhouses or multi-dwellings (S.T.C.A)
- " One lot improved, one vacant —flexible holding strategy
- Located in a growing, family-friendly area

**Location Highlights (Approx. Distances):**

- 900m to Lurnea Public School
- 1.2km to Lurnea High School
- 1.5km to Phillip Park & Recreational Fields
- 2.0km to Lurnea Shops & Local Amenities
- 4.5km to Liverpool CBD & Westfield Liverpool
- 4.8km to Liverpool Train Station
- 5.0km to Liverpool Hospital
- 6.5km to M5 & M7 Motorway Access

**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	11G8F8E
Property Type	House
Land Area	2040 m2

**Larissa Schembri 0427 582 245**

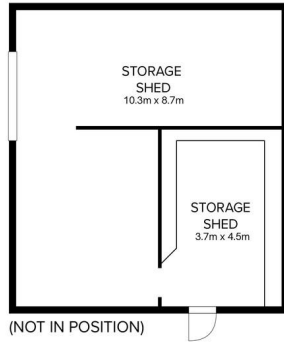
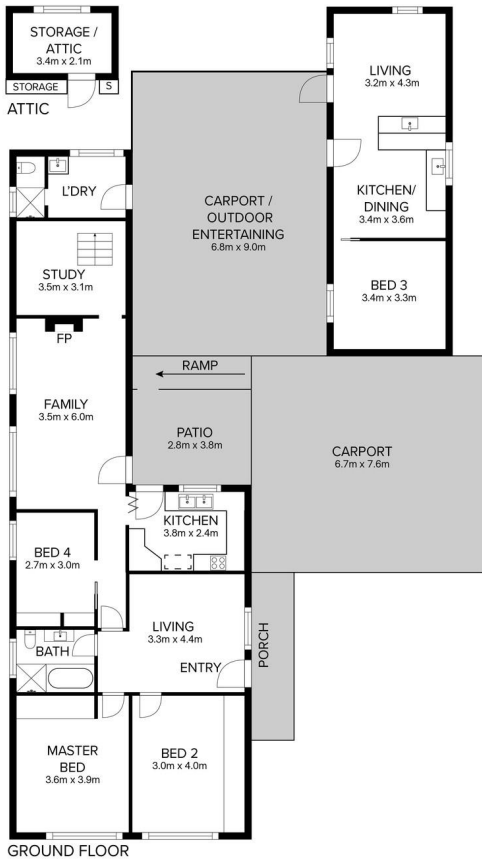
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52 Webster Road, Lurnea, NSW, 2170

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