



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

For Sale: \$2,600,000 - \$2,700,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Liverpool

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 **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	N1J0W
Property Type	House
Land Area	2040 m2

Larissa Schembri 0427 582 245

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Ali Khalil

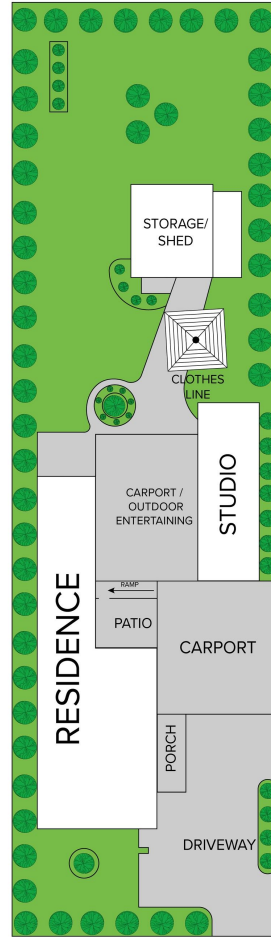
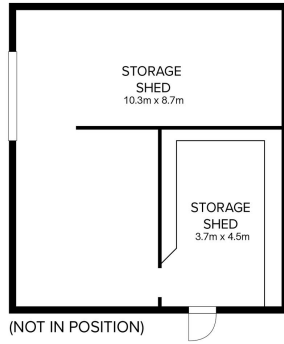
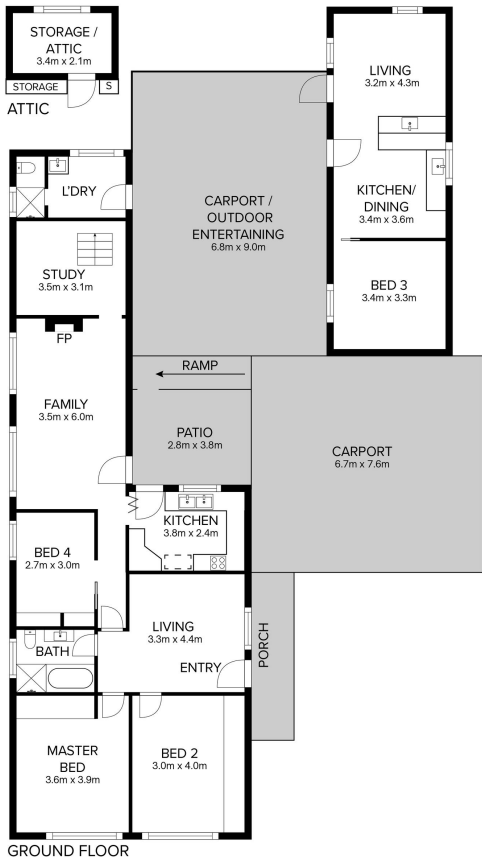
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52 Webster Road, Lurnea, NSW, 2170

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