



## Menangle Park, 16 Payten Street

1065m2 flat block with family home

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/491HV8](http://ljhooker.com.au/491HV8)

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A unique opportunity to purchase a 1065m2 flat 100% usable block in the incredible growth area of Menangle Park. Located walking distance to the train station and Menangle Paceway or to the stunning Menangle Park Country Club.

The home has its challenges requiring updating to bring up to spec, currently renting for \$450pw the property is solid brick walls downstairs with functioning bathrooms and Kitchen with 5 bedrooms.

The back yard is flat with old stables at the very back boundary.

The potential for this property is to buy a large block in a sort after growth area, the property could be upgraded or considered as land value with the view of utilising the land for the buyers' specific preferences.

The property is zoned R2 Low Density Residential

The property shown via open home on Saturdays, see dates and times.

See attached the government 2040 growth strategy outlining the plans for this area, with the new freeway on and off ramp recently completed giving quick access.



**LJ Hooker Picton**  
**(02) 4677 3441**

**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.

Disclaimer: Whilst every effort is taken to ensure the accuracy of this listing, we accept no responsibility for errors or omissions. We encourage you to seek your own independent legal and / or financial advice prior to making any commitment or decision.



## More About this Property

Property ID	491HV8
Property Type	House
Land Area	1069 m <sup>2</sup>

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