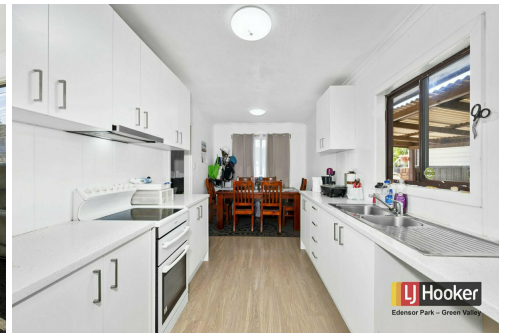




**LJ Hooker**  
Edensor Park – Green Valley



## Miller, 32 Corriedale Street

R4 Zoning - Great Potential for Developers

This property is located in an R4 High Density Residential zone, making it a prime opportunity for developers. With previous development activity in the street, this property offers excellent potential for redevelopment, subject to council approval. Whether you're looking to build multi-unit dwellings or explore other high-density residential opportunities, this property is ideally positioned for future growth.

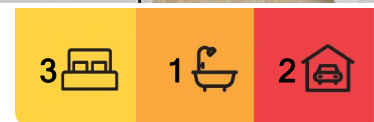
We are delighted to present a sophisticated, modern 3-bedroom home for sale in the tranquil suburb of Miller. This property is the epitome of suburban living, offering a warm, inviting atmosphere that is ideal for families, professionals, and retirees alike.

Key features of the property include:

- \* Three spacious bedrooms, each with ample storage space and natural light
- \* Floorboards throughout
- \* A well-appointed bathroom featuring modern fixtures and fittings



**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**  
AUCTION Saturday 29th March 2025 @  
10.30 am

**View**  
By Appointment

**Contact**  
**Patrick Huynh**  
0423 333 999  
patrick.huynh@ljhooker.com.au  
**Bill Lassithiotakis**  
0418 111 289  
bill.lassithiotakis@ljhooker.com.au

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**(02) 9823 8888**

\* A secure carport with space for one vehicle

The house's prime location in the heart of Miller offers convenient access to a variety of essential amenities and services.

But perhaps the most attractive aspect of this property's location is its proximity to highly-rated schools. These include:

- \* Miller Primary School: A state-of-the-art facility known for its friendly, nurturing environment and high academic standards.
- \* Miller High School: Renowned for its comprehensive curriculum, dedicated staff, and vibrant extracurricular programs.
- \* Miller Community College: A leading tertiary institution offering a wide range of vocational courses and training programs.

This property's location makes it an ideal home for families with school-going children, offering peace of mind and convenience to parents.

Other nearby amenities include:

- \* Parks and recreational facilities
- \* Shopping centers and restaurants
- \* Medical facilities
- \* Public transportation

## More About this Property

<b>Property ID</b>	C7SHUC
<b>Property Type</b>	House
<b>Land Area</b>	618 m2

**Patrick Huynh 0423 333 999**

Principal / Licensee In Charge / Licensed Real Estate Agent | [patrick.huynh@ljhooker.com.au](mailto:patrick.huynh@ljhooker.com.au)

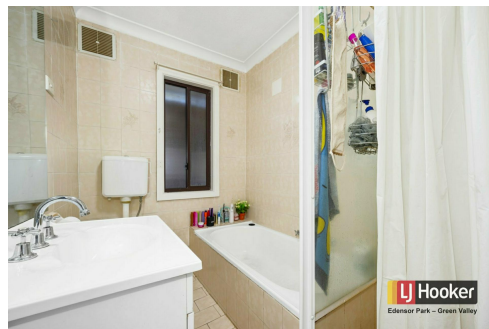
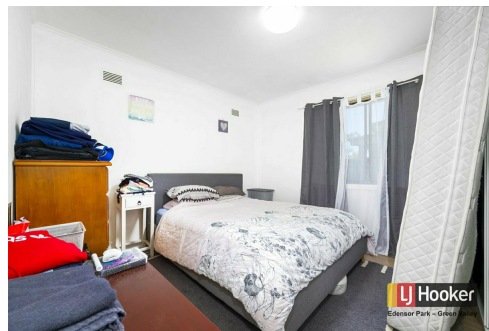
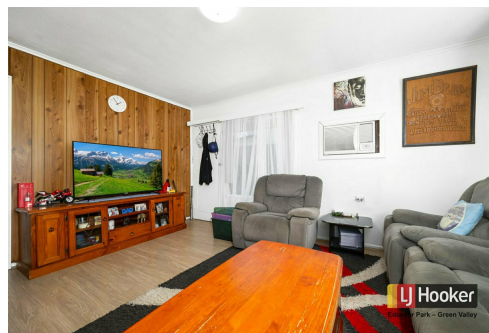
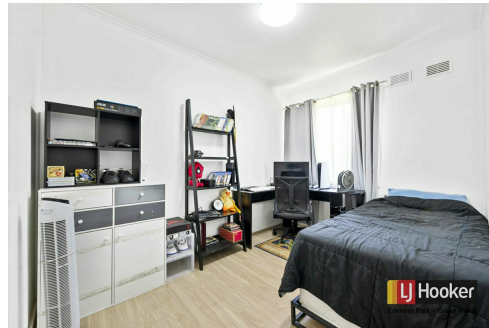
**Bill Lassithiotakis 0418 111 289**

Senior Sales Executive | [bill.lassithiotakis@ljhooker.com.au](mailto:bill.lassithiotakis@ljhooker.com.au)

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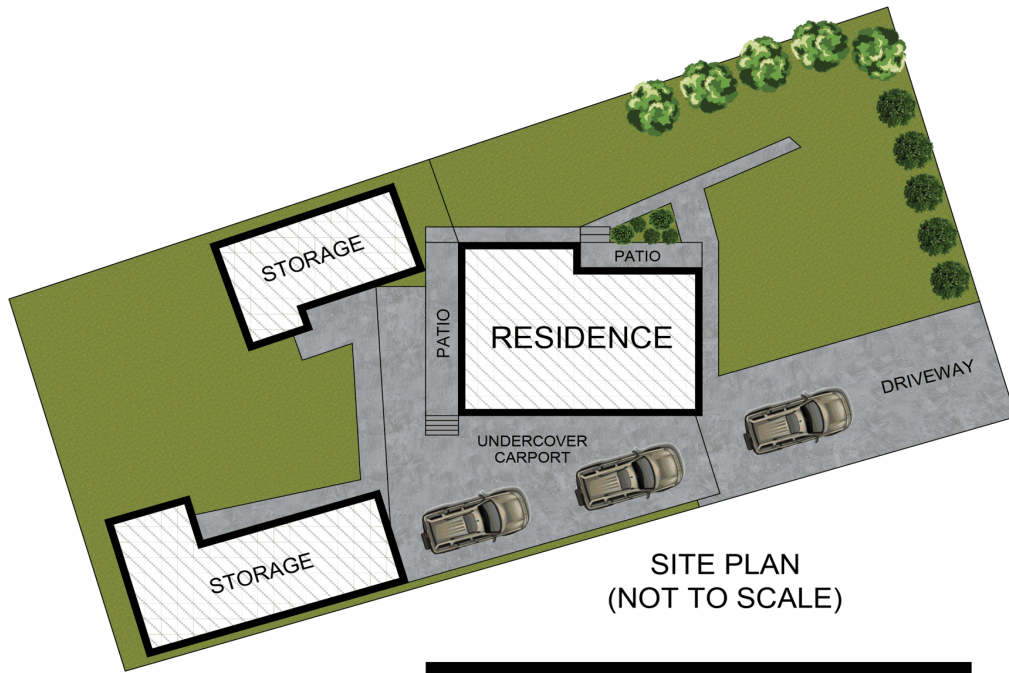
Shop 8, 207-215 Edensor Road, Edensor Park Plaza, EDENSOR PARK NSW 2176

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**32 Corriedale Street, Miller**



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Edensor Park

**DISCLAIMER:** No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.

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