



## Mount Lewis, 176 Hillcrest Avenue

Prime Corner Block | 15.24m Frontage | 638 SQM |  
Endless Potential

Perfectly positioned on a sought-after corner in popular Mount Lewis, this prime piece of real estate offers exceptional scope for developers and investors alike.

With a generous 638.6sqm and a 15.24m frontage (approx.), it's an ideal site to maximise potential and returns.

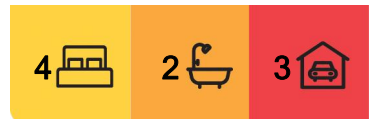
Property Features:

- Three-bedroom original brick home
- Practical floor plan
- Approved one-bedroom granny flat with separate side entry
- Wide street appeal with a level, rectangular block
- 15.24m frontage and total site area of 638.6sqm (approx.)



**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

**View**  
[ljhooker.com.au/10PDF8E](http://ljhooker.com.au/10PDF8E)

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**LJ Hooker Bankstown**  
**(02) 9708 2244**

- Bankstown Central Shopping Centre - 3.4km (approx. 7 min drive)
- Close to both Bankstown & Punchbowl Station and upcoming metro line
- Keep as a high-return investment or knock down and rebuild duplexes (S.T.C.A)

Whether you're seeking a property to build and sell for a quick return, hold for long-term growth, or create a multi- living solution, this property delivers on all fronts.

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 About this Property

<b>Property ID</b>	10PDF8E
<b>Property Type</b>	House
<b>Land Area</b>	638.8 m2
<b>Including</b>	Built-in-Robes Secure Parking

### Louie Kazzi 0450 771 000

Sales Agent | [louie.bl@ljhooker.com.au](mailto:louie.bl@ljhooker.com.au)

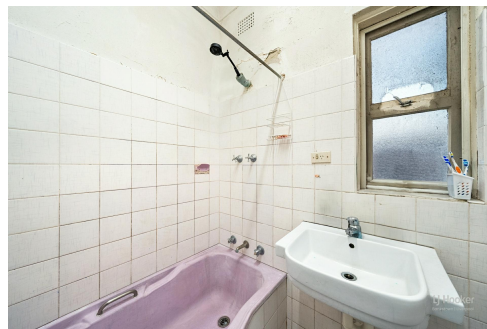
### Jacob Sedrak 0481 963 344

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