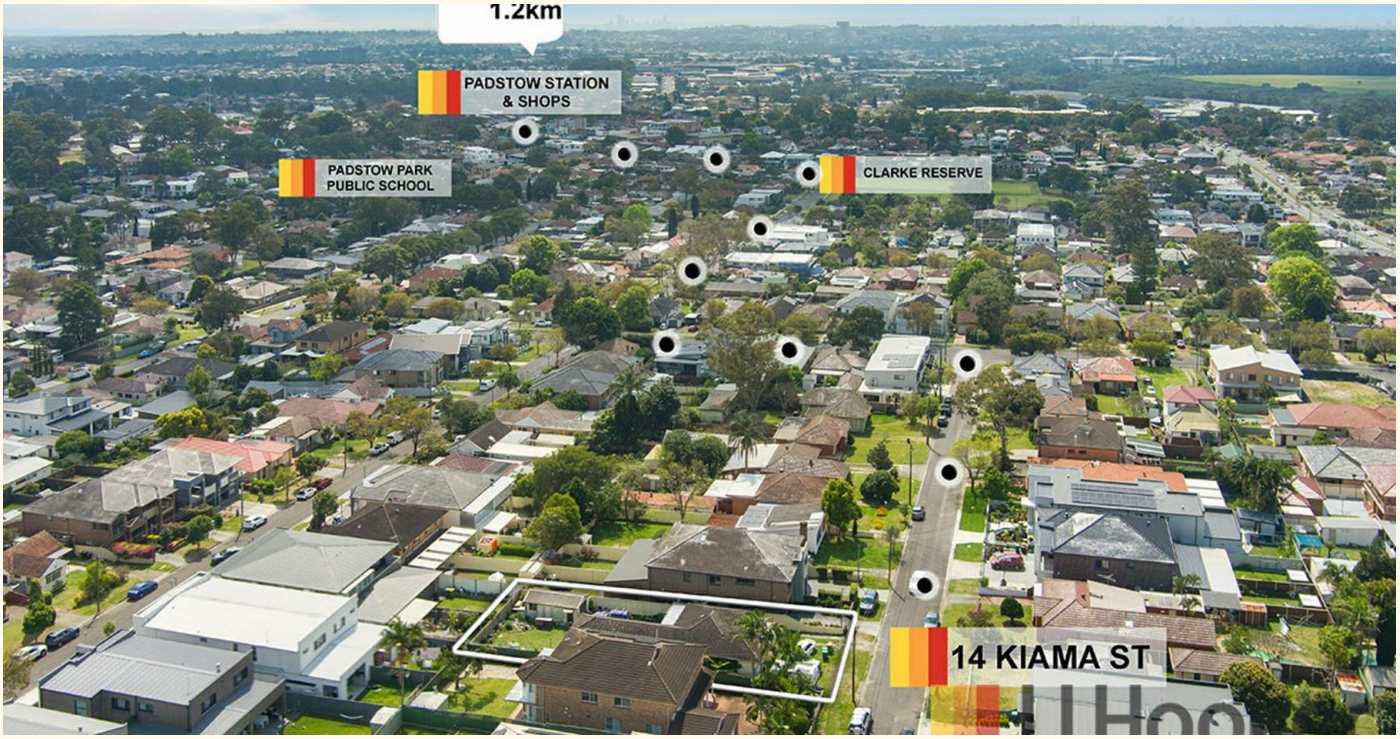
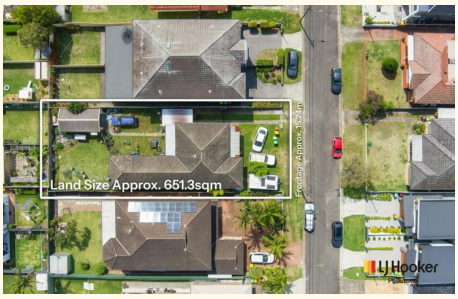








14 Kiama Street, Padstow

Inspections By Appointment

Prime Padstow Landholding with Duplex Site Potential Set on Approx 651.3sqm (STCA)

Builders, developers and investors take note —this property will be sold. Set on approximately 651.3sqm with a 15.24m frontage, this substantial landholding presents an exciting opportunity to secure a potential duplex site (STCA) in a highly convenient Padstow location. Offering generous dimensions and surrounded by a number of quality-built and contemporary homes throughout the street, the property is ideally suited to those searching for their next development project, investment or strategic landholding in a proven and tightly held suburb.

Providing immediate flexibility for investors, builders and developers alike, the existing home features four well-proportioned bedrooms, two bathrooms and comfortable living spaces, centred around a functional kitchen. The rear of the property offers further potential to renovate and create a self-contained teenage retreat or additional income stream. Currently leased for $790 per week, the property provides attractive holding income from day one, with the flexibility to retain as a long-term investment, renovate and add value, or explore future development opportunities (STCA).

4 2 3

FOR SALE
For Sale $1,580,000 - $1,635,000

VIEW
By Appointment

AGENTS

Lush Pillay
0407 121 573
lush.pillay@ljhooker.com.au

Baker Chahwan
02 9771 1177
baker.chahwan@ljhooker.com.au

AGENCY

LJ Hooker Padstow
(02) 9771 1177

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

Positioned approximately 3 minutes from Padstow Station and shopping village, the property enjoys easy access to local schools, shops, cafés, everyday amenities and the M5 Motorway. Whether you're looking to secure your next potential duplex site, renovate and add value, expand your development pipeline or landbank for the future, this is an opportunity offering both immediate income and exciting long-term potential.

- Approx. 651.3sqm parcel of land with a 15.24m frontage
- Exciting duplex site potential, potential to renovate or knockdown (STCA)
- Existing four-bedroom residence with two bathrooms
- Currently leased for $790 per week, providing immediate holding income
- Potential to renovate and create a self-contained teenage retreat at the rear
- Potential to land bank in a proven and tightly held suburb
- Undercover entertaining, single LUG, carport & off-street parking, wide side access
- Approx. 3 min to Padstow Station, access to schools, amenities and the M5 Motorway

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

MORE DETAILS

Property ID	1F9NFAE
Property Type	House
Land Area	651.3 m2
Including	Car Parking - Surface
	Close to Schools
	Close to Shops
	Close to Transport







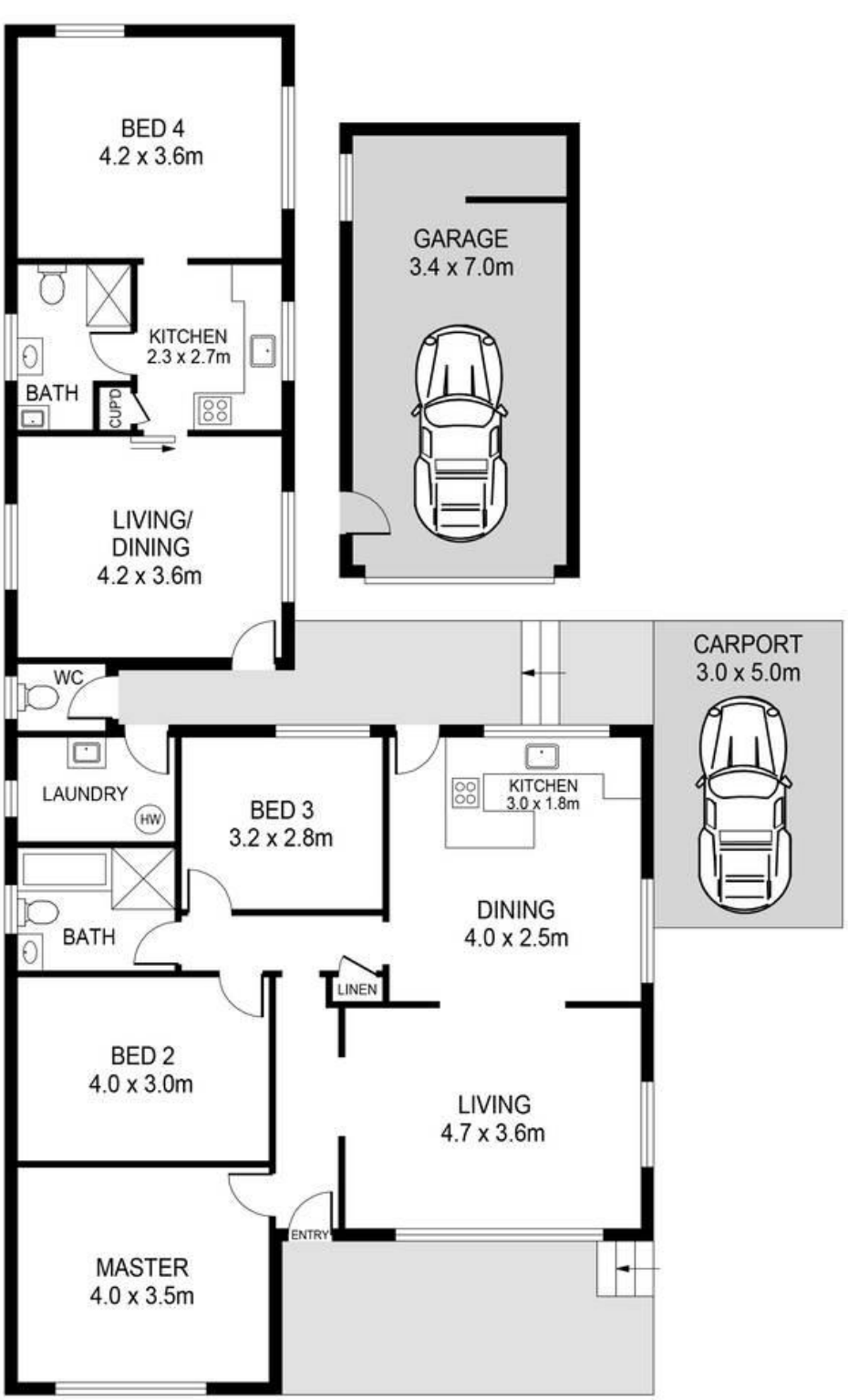


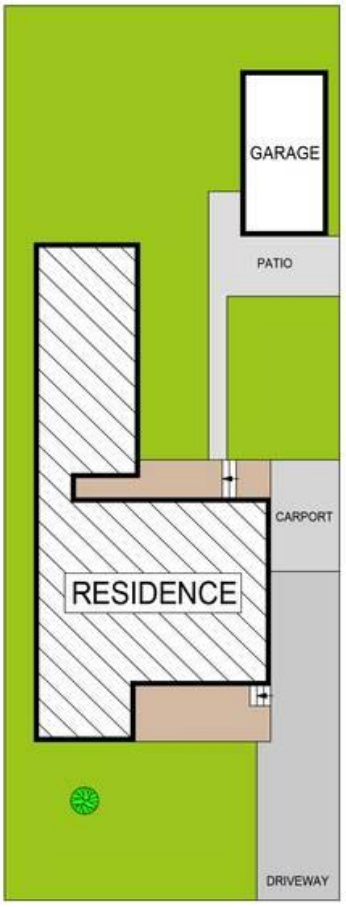


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New Business Associate & Sales | baker.chahwan@ljhooker.com.au

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SITE PLAN

14 KIAMA STREET, PADSTOW

DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.
PLANS BY PROPERTY INTELLIGENCE MEDIA 1300 20 30 38

LJ Hooker
Padstow

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