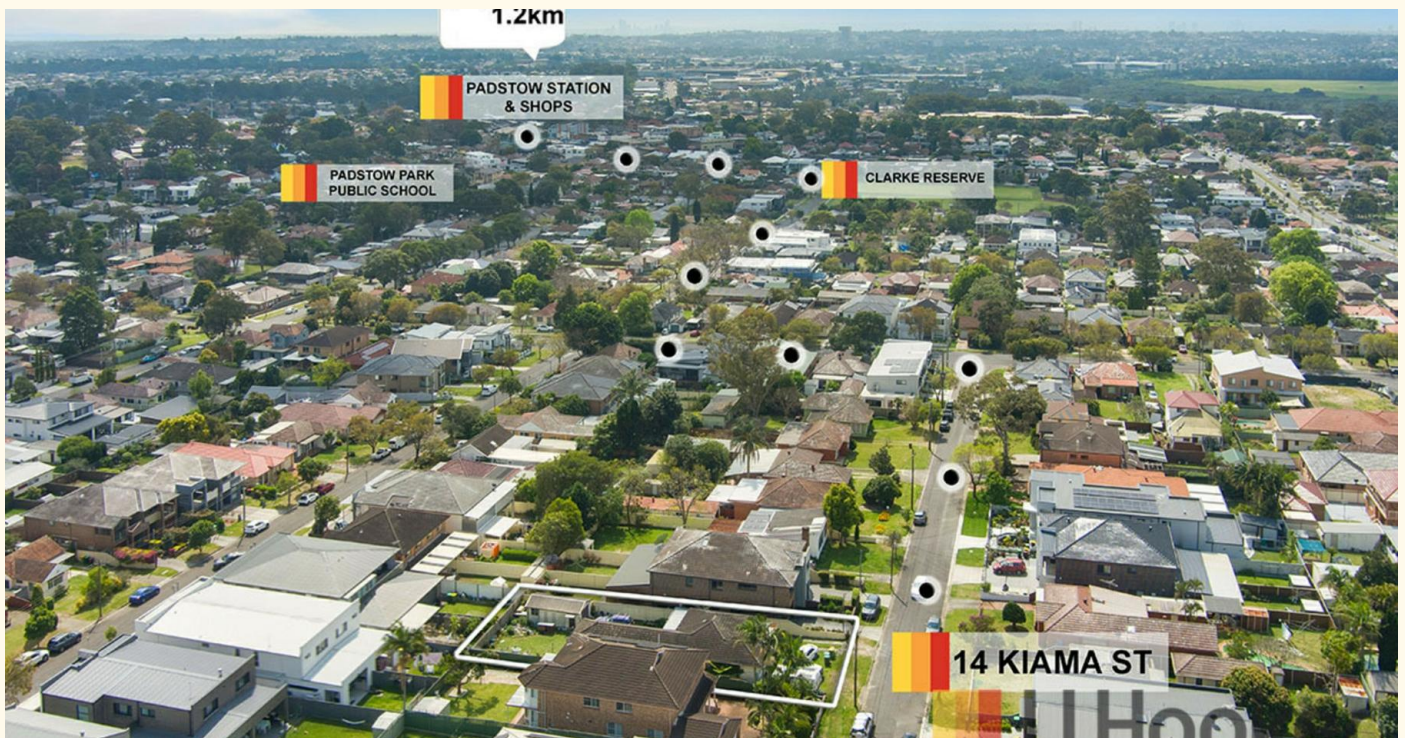




14 Kiama Street, Padstow

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

Red Carpet Event | Wednesday 21st October at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

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

4 2 3

### AUCTION

Wed 21st Oct @ 6:00PM

### VIEW

Sat 10th Oct @ 3:45PM - 4:15PM

### 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.



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).

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    |

**Lush Pillay 0407 121 573**

Principal & Director | lush.pillay@ljhooker.com.au

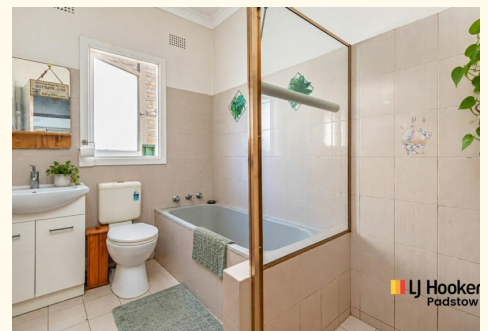
**Baker Chahwan 02 9771 1177**

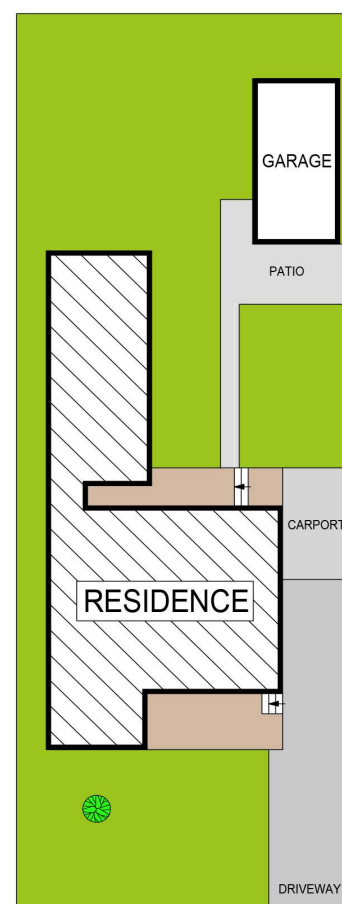
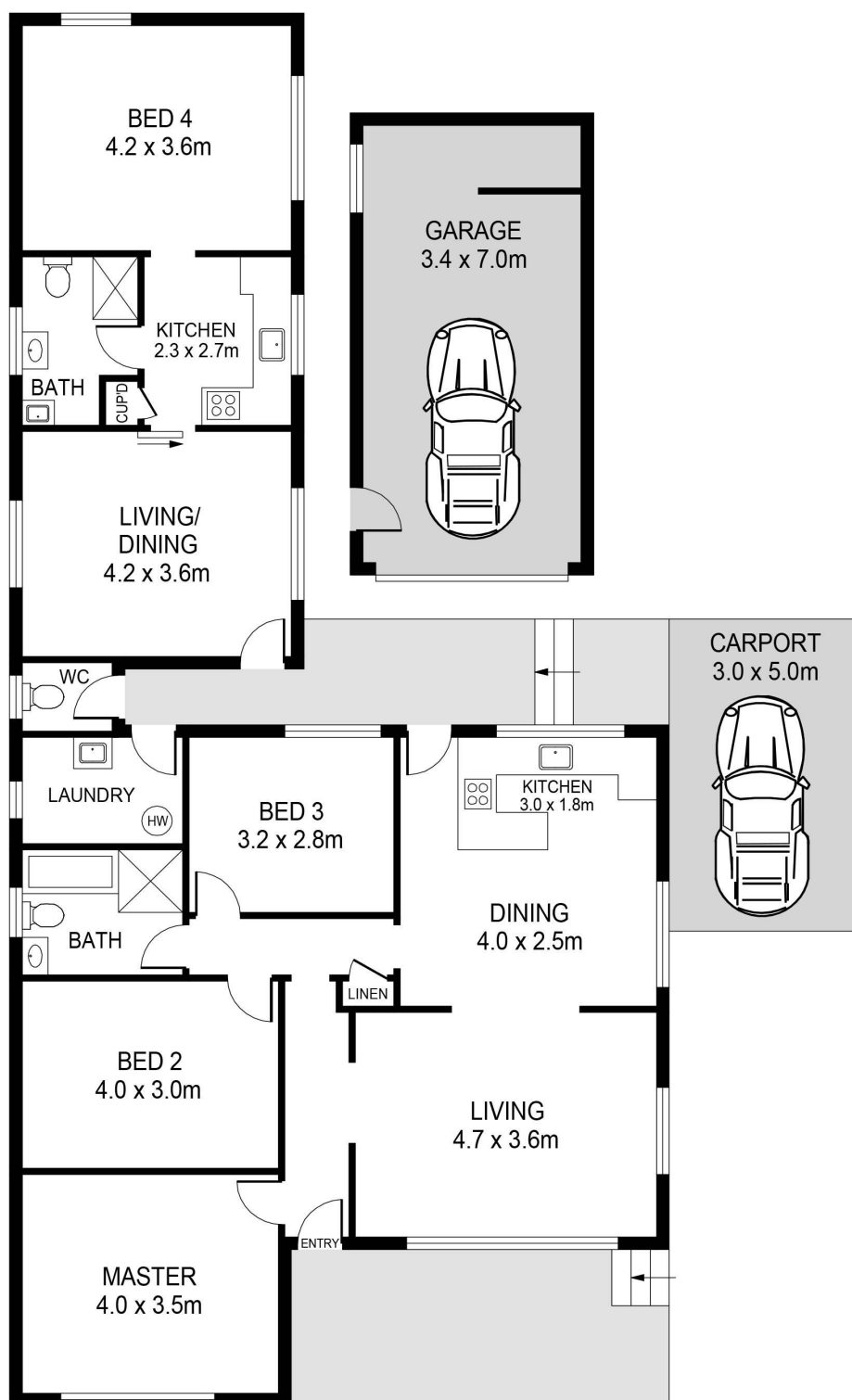
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

**LJ Hooker Padstow (02) 9771 1177**

2 Padstow Parade, PADSTOW NSW 2211

padstow.ljhooker.com.au | reception.padstow@ljhooker.com.au





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

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**