



17 Adelaide Road, Padstow

Prime Corner Block with CDC Approved Plans for 2 Luxurious Freestanding Homes —Just a 12 Min Walk to Padstow Station

Red Carpet Event | Wednesday 1st October at Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Offering an outstanding opportunity in a sought-after, quiet position, this property comes with CDC-approved plans for two luxurious freestanding double-storey homes, each featuring five bedrooms, three bathrooms and a garage, with one also including an in-ground pool. With council contributions already paid, the project is ready to commence immediately. Whether you proceed with the approved development or opt to renovate, the potential here is exceptional, with strong future resale value assured.

The existing single-storey home is practical featuring multiple living and dining areas and two generous bedrooms. The well-appointed kitchen offers ample storage, while the expansive backyard with separate gate access, provides a space for families to enjoy, complete with a covered BBQ area.

2 2 3

FOR SALE
SOLD \$2,187,000

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

For astute investors, the home provides rental returns at approx. \$800 per week, with the CDC valid for five years, allowing the project to commence later if desired. Conveniently located just a 12-minute walk to Padstow Station, shops, schools and local amenities, it represents the perfect blank canvas with development-ready upside.

- CDC-approved plans for 2 luxurious 5-bed, 3-bath double-storey free-standing homes
- Set on approximately 613.4sqm of land with endless potential
- Council contributions paid —development can commence immediately
- Excellent future resale value in a high-demand location in quiet corner position
- Potential to renovate, extend, lease, or knock down and rebuild
- Market rental return of approx. \$800 per week or \$41,600 p/a
- CDC plan date of lapse on 19th August 2030, lease now and commence later
- Prime location: 12-minute walk to Padstow Station, shops, schools & amenities

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	1EGHFAE
Property Type	House
Land Area	613.4 m2

Lush Pillay 0407 121 573

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

Baker Chahwan 02 9771 1177

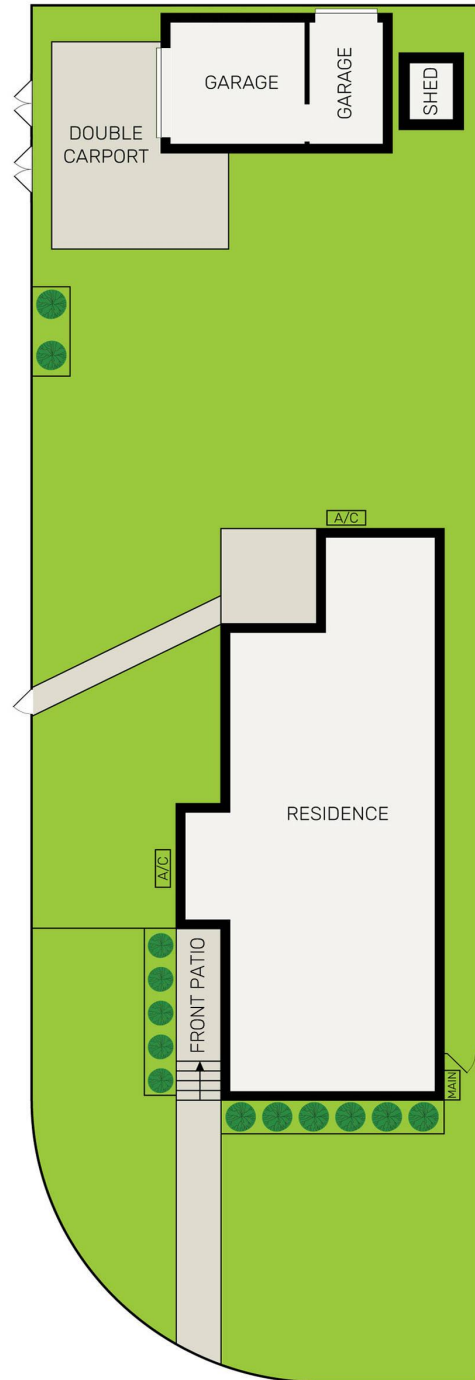
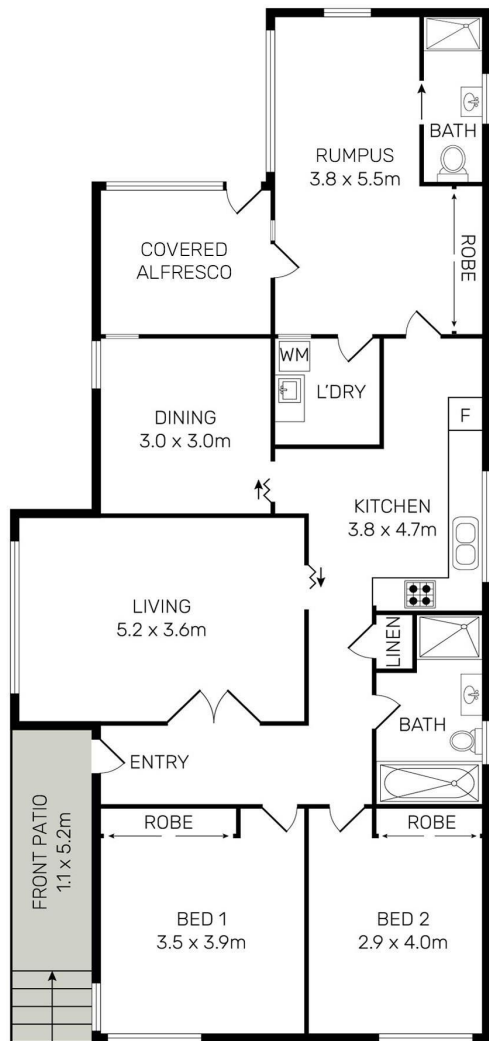
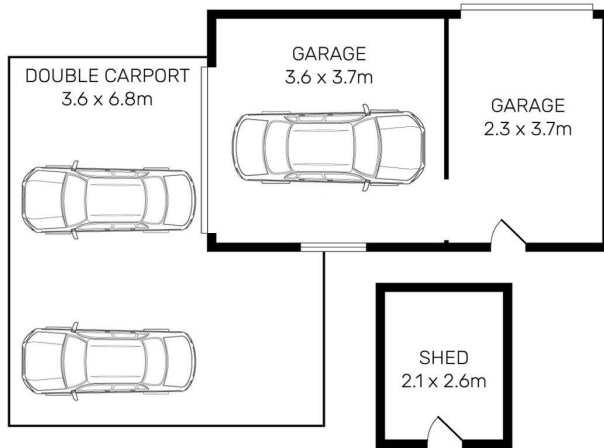
New Business Associate & Sales | baker.chahwan@ljhooker.com.au

LJ Hooker Padstow (02) 9771 1177

2 Padstow Parade, PADSTOW NSW 2211

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





17 Adelaide Road, Padstow

All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

(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.

