



32 Parmal Avenue, Padstow

Potential for dual income with 15.24 m Frontage - 670m²

Set in a tightly held cul-de-sac just 600 metres from the heart of Padstow, this charming residence combines exceptional convenience with rare development potential. Positioned on a generous 670 sqm parcel with a 15.24 m frontage, this property offers a wealth of opportunity for astute buyers - from investors seeking long-term gains to families wanting flexibility and space in a prime location.

The main home offers comfortable, low-maintenance living, featuring spacious interiors and a practical layout ideal for growing families. A separate teenage retreat at the rear provides added versatility, perfect for in-laws, extended family, or a potential dual-income investment (STCA). Tradies will also appreciate the wide side access and secure gates, making off-street storage and access to the rear yard a breeze.

With R4 zoning and a 1:1 floor space ratio, this is an opportunity to secure a high-potential site within walking distance to cafes, shops, schools and Padstow Station. Potential return of approximately \$750 per week, the property promises both immediate income and impressive future growth potential - a rare combination in today's market.

2 2 2

FOR SALE
SOLD \$1,670,000

AGENTS

David Loaney
0412 257 476
David.loaney@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

Features include:

- Spacious lounge and dining zones with abundant natural light
- Well-maintained kitchen and main bathroom, plus second bathroom at rear
- " R4 zoning and 1:1 ratio —land bank now with strong capital upside
- Approx. rental return of \$750 per week
- Granny flat potential on a 663 sqm block with 15.24 m frontage (STCA)
- Front home features 2 large bedrooms plus separate Large teenage retreat at rear
- Dual, child-friendly backyards with privacy and space
- Wide side access with secure gates —ideal for trades or additional parking
- Just a 6-minute walk to Padstow train station, shops, and local 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	1EKJFAE
Property Type	House
Land Area	670 m2

David Looney 0412 257 476

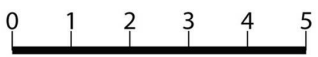
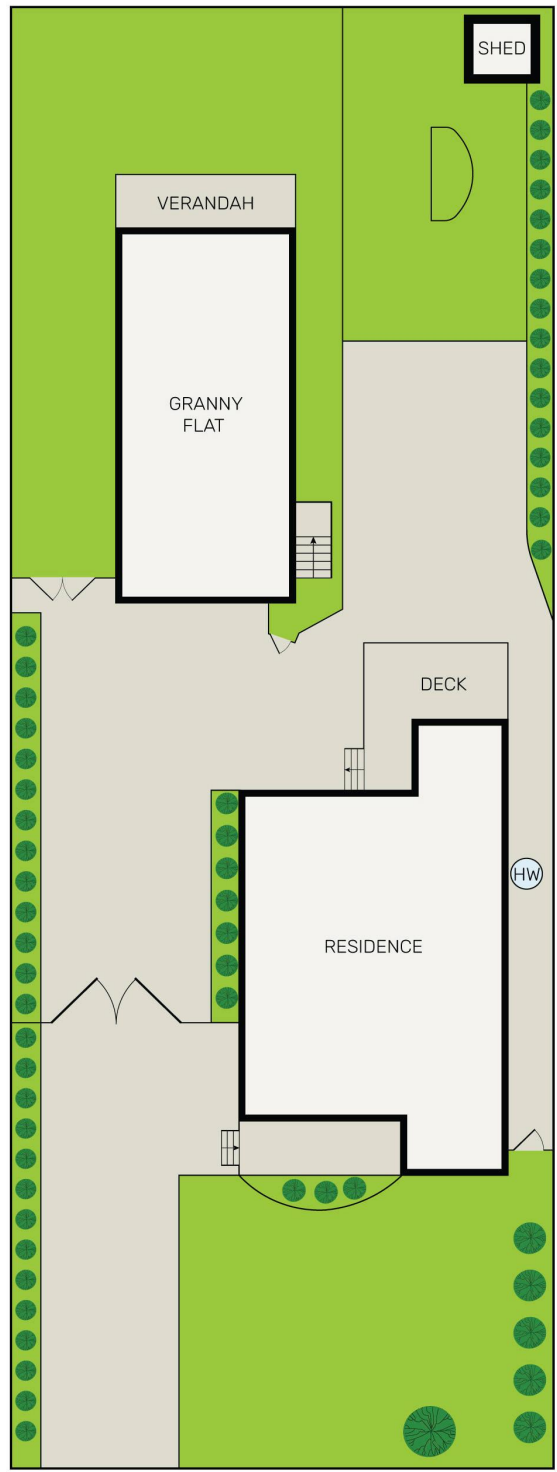
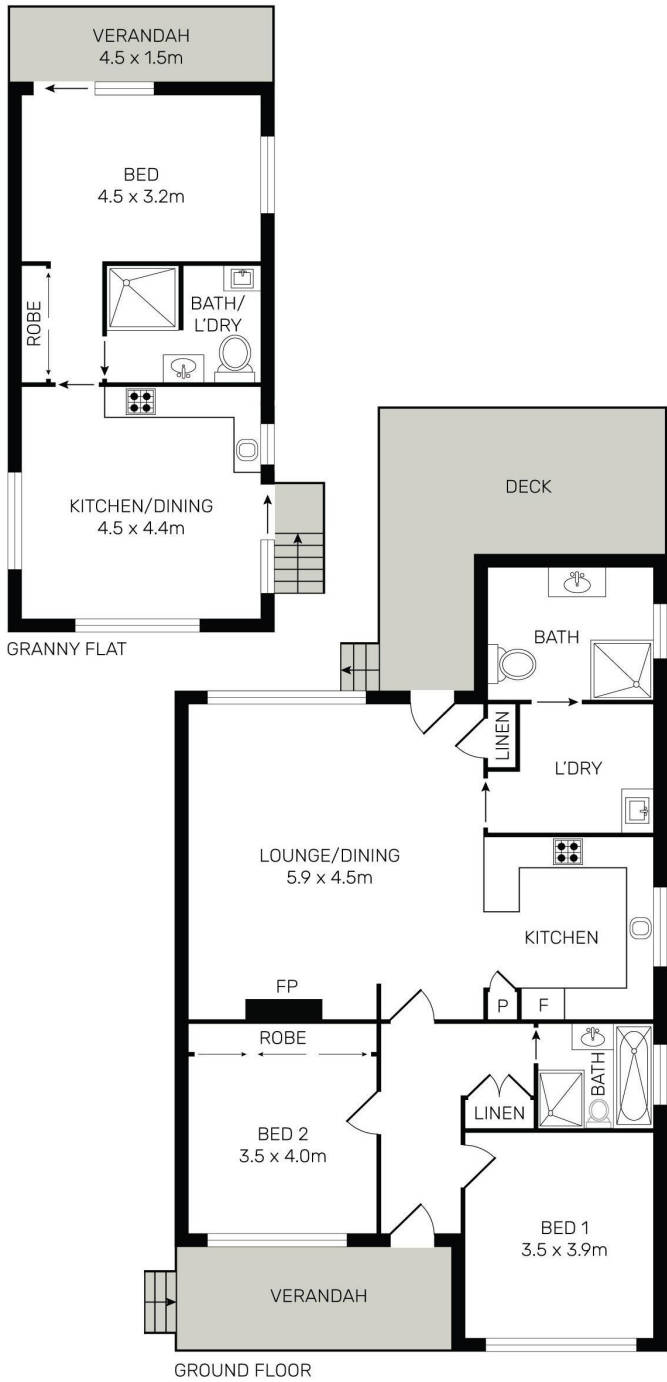
Sales Agent | David.looney@ljhooker.com.au

LJ Hooker Padstow (02) 9771 1177

2 Padstow Parade, PADSTOW NSW 2211

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





32 Parmal Avenue, 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.

