



109 Ardath Avenue, Panania

MUST BE SOLD | RARE 942.2SQM WITH 24M FRONTAGE & EXCEPTIONAL REDEVELOPMENT POTENTIAL (S.T.C.A)

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FOR SALE

For Sale | Must be Sold

VIEW

By Appointment

AGENCY

LJ Hooker Liverpool
02 9708 2333

A rare opportunity. Exceptional redevelopment potential (S.T.C.A).

Positioned in one of Panania's most tightly held and desirable pockets, 109 Ardath Avenue presents an outstanding opportunity to secure an expansive 942.2sqm (approx.) parcel of land boasting an impressive 24m frontage (approx.).

With clear instructions that the property **MUST BE SOLD!** This is an opportunity that demands your immediate attention.

Whether you're a developer searching for your next project, an investor looking to capitalise on future potential, or a family dreaming of building a landmark residence, this exceptional property offers endless possibilities.

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**

The generous proportions, favourable configuration and commanding street frontage provide an outstanding foundation for a range of potential development opportunities (S.T.C.A.), including dual occupancy, luxury residences or the construction of your ultimate family home.

Nestled within a quiet, family-friendly cul-de-sac, this premium address combines privacy and convenience. Enjoy easy access to Panania Station, local shopping villages, cafes, parks and quality schools, including East Hills Boys and Girls High Schools.

With exceptional redevelopment potential, an impressive frontage and genuine motivation to sell, opportunities of this calibre should not be overlooked.

Property Features:

- Genuine opportunity for developers, investors and owner-occupiers
- Exceptional 942.2sqm parcel of land (approx.)
- Impressive 24m street frontage (approx.)
- Outstanding redevelopment and rebuild potential (S.T.C.A.)
- Ideal opportunity to explore dual occupancy or luxury residential development (S.T.C.A.)
- Peaceful, family-friendly cul-de-sac location
- Convenient access to Panania Station, shops, cafes, parks and schools
- Prestigious position surrounded by established family homes

Rarely does a property offering such generous dimensions, impressive frontage and exceptional redevelopment potential become available in such a desirable Panania location.

With the opportunity to create something truly special and clear instructions to sell, now is the time to act.

Contact Anthony Safi on 0414 033 000 for further information or to arrange an inspection.

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. All development potential is subject to council approval and relevant authority requirements.

MORE DETAILS

Property ID	ZVJ0W
Property Type	House
Land Area	942.2 m2
Including	Secure Parking Fully Fenced

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