






191 Shepherdson Road, Parafield Gardens

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Renovate, Rebuild or Redevelop (STCC) - Huge Potential

Opportunity is knocking loudly in the heart of Parafield Gardens. Set on a generous 625sqm (approx.) allotment with an impressive 18.9m (approx.) frontage, this 1986 conventional-style home presents outstanding potential for investors, developers or savvy renovators ready to roll up their sleeves.

Whether you're looking to renovate, rent, rebuild or explore future development potential (STCC), this property offers the land size, frontage and location to make it a rewarding project.

Key Features:

- 625sqm (approx.) allotment with a wide 18.9m (approx.) frontage
- Built in 1986 - solid conventional design
- Three well-proportioned bedrooms
- Open plan lounge and dining area
- Kitchen with gas oven and cooktop overlooking the rear yard
- Full-length veranda/undercover entertaining area
- Wall unit air conditioning
- Electric roller shutters to the front of the home
- Drive-through access to the rear yard
- 1.5kW solar system

FOR SALE

Please Call

AGENTS

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peterb@ljhsales.com.au

Dean King
0499 497 898
deank@ljhsales.com.au

AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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 in a well-established and convenient pocket of Parafield Gardens, the home is within easy reach of local shopping centres, cafés, quality schools and public transport options, making it highly appealing for future tenants or owner-occupiers alike. With strong demand in the area and clear value-add potential, this is a project that will attract serious attention, secure it, improve it and capitalise on the upside.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2D2UGJU
Property Type	House
House Size	100 m2
Land Area	625 m2
Including	Air Conditioning Workshop Fully Fenced Solar Panels Water Tank

Peter Brown 0474 027 256

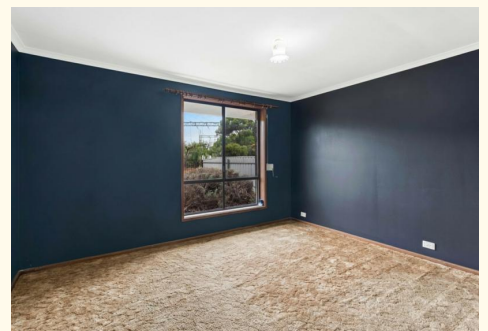
Sales Specialist | peterb@ljhsales.com.au

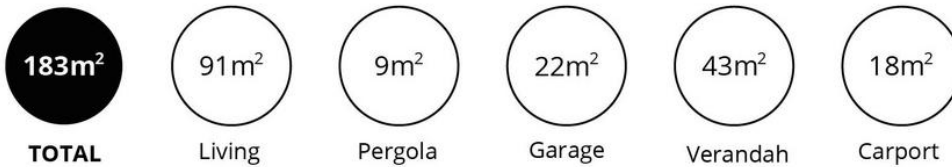
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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