



57 Thomas Street, Parramatta

## Original Charm with Outstanding Future Potential

Positioned on a sought-after street in Parramatta, this neat and well-maintained original two-bedroom home presents an exciting opportunity for homeowners, investors and developers alike.

Set on a generous 651.3sqm parcel of land with an approximate 14.3m frontage, the property offers a traditional layout with comfortable living spaces, ready to enjoy while providing scope to renovate, personalise and add further value over time.

Zoned R4 High Density Residential, this substantial landholding presents an exciting opportunity for those looking to capitalise on its zoning and future potential. The property also offers potential for a granny flat, subject to Council approval and applicable planning requirements.

Conveniently located close to Parramatta CBD, transport, local schools, shops and a wide range of lifestyle amenities, 57 Thomas Street combines a desirable location with an impressive landholding and exciting future possibilities.

Property Highlights:

2 1 2

### AUCTION

Sat 17th Oct @ 12:45PM

### VIEW

Tue 13th Oct @ 5:00PM - 5:30PM

### AGENTS

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### AGENCY

LJ Hooker Parramatta | Granville |  
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Interested parties must rely solely on their own enquiries.



- Original two-bedroom home
- Neat and well-maintained condition
- The benefit of a Stormwater Easement Available & Registered with Council.
- Substantial 651.3sqm landholding
- Approximate 14.3m frontage
- R4 High Density Residential zoning
- Potential for a granny flat, STCA
- Scope to renovate, personalise and add further value
- Sought-after Parramatta location
- Close to Parramatta CBD, transport, shopping and amenities

A rare opportunity to secure a substantial parcel of land in a sought-after Parramatta location, offering immediate comfort, exciting investment potential and scope to explore future possibilities.

## MORE DETAILS

|               |          |
|---------------|----------|
| Property ID   | 2HHRF9E  |
| Property Type | House    |
| Land Area     | 651.3 m2 |

**Anthony Rizk 0449 834 719**

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