

SOLD

Total Land Size Approx. 10

66.802m approx.

**15.85m
approx.**

**15.735m
approx.**

66.751m approx.

LJ Hooker
Bankstown | Liverpool

Picnic Point, 116 Picnic Point Road

Exceptional Development Opportunity

Discover a rare chance to invest in a prime parcel of land in the highly sought-after suburb of Picnic Point. This expansive block, measuring over 1058 sqm with a generous 15.8m frontage, offers endless possibilities for the astute investor or developer.

Key Features

- Size and Frontage: Boasting over 1058 sqm of land with a 15.8m street frontage, providing you with the ideal canvas for development.
- Enjoy a seamless development process with No Easements or Main Sewer Pipes hindering your plans.
- Gentle Slope: The slight slope toward the road offers an advantageous layout for your future build.
- Country-Style Haven: Experience the tranquillity of this country-style sanctuary nestled in the suburbs, surrounded by non-native trees that create a serene and inviting atmosphere.
- Versatile Development Potential: Perfect for constructing a modern single-level duplex

LJ Hooker

Disclaimer: 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.

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For Sale
Off Market Opportunity

View
ljhooker.com.au/1078F8E

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with granny flats on over 529sqm, making it an excellent opportunity for accommodating children or generating rental income. The design eliminates the need for scaffolding and additional construction costs while catering to those seeking single level living without stairs.

- Strategic Location: Situated close to Revesby shops, local schools, and the train station, enhancing convenience for future residents. Additionally, enjoy proximity to beautiful national parks and the scenic river, perfect for outdoor enthusiasts and families alike.

This is not just a piece of land; it's an opportunity to shape the future of this thriving community while enjoying a peaceful lifestyle. Don't miss your chance to secure this valuable asset in Picnic Point!

Rare opportunity to own a home of this size in the area —act fast before it's gone

Key features include

2 spacious bedrooms, both with ceiling fans; master featuring a walk-in robe

Separate 2-bedroom teenage retreat with split system A/C + additional bathroom/laundry

Kitchen with gas cooking, generous storage, and adjacent dining area with split system A/C

Bright and airy living room, offering ample space

Well-maintained main bathroom

Dedicated home office space

Large covered alfresco area, ideal for entertaining

Inground saltwater swimming pool + outdoor bath/shower

Expansive yard with beautifully landscaped gardens, multiple storage sheds, and a workshop

Single carport + additional off-street parking for 6+ cars

Additional features: double-glazed windows, solar panels, downlights, and more

Land size: Approx. 1058sqm with 15.8m frontage

Potential for duplex development (S.T.C.A.)

Approx. 1.9km to Panania Train Station

Approx. 290m to Panania Public School

Approx. 1.3km to Picnic Point High School

For a private inspection, contact: Patrick Scordino 0431 258 938

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.



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More About this Property

Property ID	1078F8E
Property Type	House
Land Area	1050 m2

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