



## Picnic Point, 756 Henry Lawson Drive

The Area's Best | 4,160sqm Waterfront

On offer is one of the region's largest waterfront properties ready to fulfil its full potential!

The real gem of this property is the location. Situated in Picnic Point, this suburb is known for its serene environment, family-friendly neighbourhood, and within proximity to amenities. The property's elevated position provides unobstructed, panoramic water views, offering potential for a high-value development project (S.T.C.A).

Moreover, the huge land area of approximately 4,160sqm provides ample space for creative and innovative development designs, this property provides the canvas for your masterpiece (S.T.C.A).

The property currently features a well-maintained home with 3 spacious



**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.

**SOLD**

3 

2 

4 

**For Sale**

Auction | This Sunday, On-Site at 2pm

**View**

[ljhooker.com.au/Z53F8E](https://ljhooker.com.au/Z53F8E)

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bedrooms, a functional bathroom, and double lock up garage. The existing infrastructure could be renovated or redeveloped to maximise the potential of this prime location.

This is a rare opportunity to secure a prime development site in Picnic Point with water views. Don't miss out on the chance to transform this property into a highly desirable residential development.

Property Features:

- Exclusive and desirable location on the banks of the Georges River
- Elevated waterfront position on a parcel of 4,160sqm (approx.)
- Three bedroom brick home
- Tidy kitchen and bathroom plus double lock up garage with ample storage
- Entertaining deck where you can enjoy the district's best view
- Potential to build your dream residence or high-end boutique subdivision (S.T.C.A)
- Commanding 25m street frontage with ample off-street parking with easy access
- Moments to bus stop, schools, shops, local transport and riverfront parkland

DISCLAIMER: While LJ Hooker Bankstown 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 urges prospective purchasers to make their own inquiries to verify the information contained herein.

## More About this Property

**Property ID** Z53F8E

**Property Type** House

**Land Area** 4160 m<sup>2</sup>

**Sam Nader 0450 400 001**

Director | Sam.bm@ljhooker.com.au

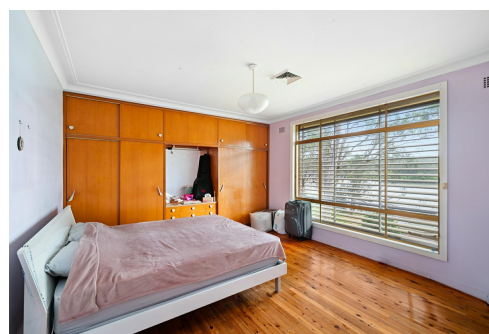
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