

Picton, 43 Lumsdaine Street

Exceptionally renovated home on 1,711m2 block with subdivision potential!

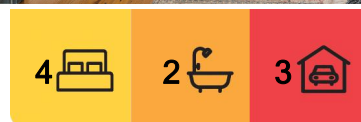
LJ Hooker Picton are proud to present this outstanding opportunity. A beautifully renovated home on a 1,711m2 elevated block, ideally positioned within walking distance to schools, railway station, shops, and vibrant cafes. Whether you're an astute investor, developer, or owner-occupier with an eye for future growth, this property delivers on every front.

The residence itself offers multiple spacious living areas, thoughtfully designed to cater to both family living and entertaining. The expansive kitchen, complete with quality finishes and ample bench space, flows seamlessly into an open-plan layout, perfect for connecting with guests or enjoying relaxed evenings with loved ones.

Step outside and you'll find a private, well-appointed entertaining area - an inviting space to host gatherings or simply unwind. Sweeping veranda's wrap the home, offering the ideal setting to take in the elevated position and extensive views, while enjoying the peace and serenity of the surrounding landscape.



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.



For Sale
\$1,325,000 - \$1,450,000

View
Sat 2nd Aug @ 11:00AM - 11:30AM

Contact
Malcolm McEachern
0401 997 700
mal.mceachern@ljhooker.com.au
Melika McEachern
0476 394 323
melika.mceachern@ljhooker.com.au

LJ Hooker Picton
(02) 4677 3441

Development & Lifestyle Highlights:

- Potential two-lot subdivision (with council consent).
- Potential for Bed and Breakfast opportunity.
- Immaculate renovated home with multiple living zones.
- Quality kitchen and seamless open-plan design.
- Large separate retreat area, for teenager or home office.
- Private outdoor entertaining area and wide veranda.
- Elevated block on the high side of the street with captivating views.
- Curb and gutter access, ensuring a polished streetscape.
- Endless potential: build two homes, live in one and develop the other, or landbank and capitalise in the future.

This is more than just a home, it's a strategic investment with significant upside potential. Whether you choose to develop both lots, construct a bespoke luxury home, or retain the existing residence and capitalise on the second lot, the opportunities are limitless.

Picton is your historic township located in the Wollondilly, just 30minutes from the stunning beaches of Wollongong, south to the Southern Highlands or quick access to the freeway to commute into Sydney. See attached video showcasing Picton.

More About this Property

Property ID	4EXHV8
Property Type	House
Land Area	1711 m2

Malcolm McEachern 0401 997 700

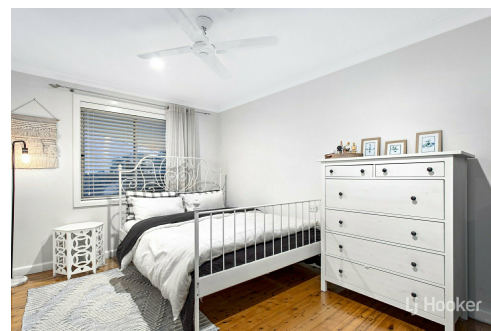
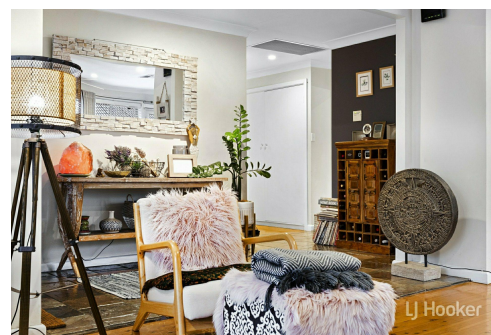
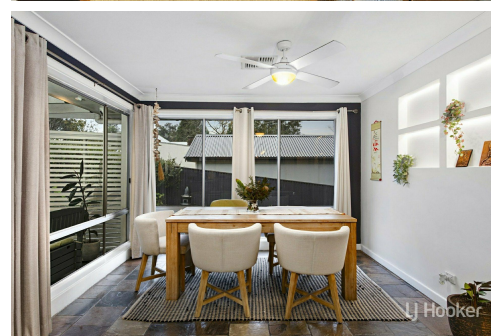
Licensee | mal.mceachern@ljhooker.com.au

Melika McEachern 0476 394 323

Sales/Director | melika.mceachern@ljhooker.com.au

LJ Hooker Picton (02) 4677 3441

Suite 20, 150-158 Argyle Street, PICTON NSW 2571
picton.ljhooker.com.au | picton@ljhooker.com.au



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.

LJ Hooker Picton
(02) 4677 3441