



31 James Street, Punchbowl

## Renovate or Rebuild Opportunity (STCA)

Offered to the market for the first time in decades, this deceased estate presents a rare opportunity to secure a property with immense potential in a convenient and fast-growing location.

Set on approximately 490sqm, this original home is ready for transformation —whether you're looking to renovate, rebuild, or invest.

### Key Features:

- " Approximate land size of 490m<sup>2</sup>
- Approximate depth of 40.2 metres
- Approximate Frontage of 12.2 metres
- Existing original dwelling
- Lock-up garage and additional shed
- Suitable for renovation or knockdown/rebuild (STCA)
- Deceased estate
- Well-positioned within a convenient location

### Location Highlights:

- " Punchbowl Park —approximately 500 metres
- " Punchbowl Public School —approximately 900 metres
- " Punchbowl Boys High School —approximately 1.2 kilometres

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.

3 1 1

### FOR SALE

Auction

### VIEW

By Appointment

### AGENTS

Sime Keremelevski  
0413 077 217  
Sime.BL@ljhooker.com.au

### AGENCY

LJ Hooker Bankstown  
(02) 9708 2244



" Bankstown CBD —approximately 4.0 kilometres

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.

## MORE DETAILS

Property ID	11F3F8E
Property Type	House
Land Area	490 m2

**Sime Keremelevski 0413 077 217**

Licensed Real Estate Agent | Sime.BL@ljhooker.com.au

**LJ Hooker Bankstown (02) 9708 2244**

11 Marion Street, BANKSTOWN NSW 2200

bankstown.ljhooker.com.au | bankstown@ljhooker.com.au





31 James Street, Punchbowl, NSW, 2196

**Disclaimer:** Dimensions are approximate and should only be used as a guide. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.