



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 490m²
- 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

For Sale

AGENTS

Larissa Schembri
0427 582 245
larissaschembri.bl@ljhooker.com.au

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

AGENCY

LJ Hooker Liverpool
02 9708 2333



" 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	NHJ0W
Property Type	House
Land Area	490 m2

Larissa Schembri 0427 582 245

Licensee in charge/Director | larissaschembri.bl@ljhooker.com.au

Sime Keremelevski 0413 077 217

| Sime.BL@ljhooker.com.au

LJ Hooker Liverpool 02 9708 2333

312 Macquarie Street, LIVERPOOL NSW 2170

liverpool.ljhooker.com.au | liverpool@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.