



South Wentworthville, 36 Hampden Road

Exceptional Development Opportunity (S.T.C.A)

An outstanding opportunity to secure a generous parcel of land with exciting development potential (S.T.C.A). With 90% of the plans already completed, this is the ideal property for your next project!

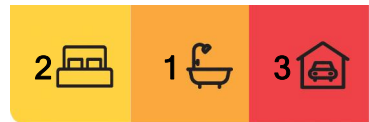
Set on a substantial 715.8sqm (approx.) block with a commanding 18.29m frontage, the home also features solid construction and spacious interiors - ideal to live in or lease while finalising plans.

Property Features:

- Approval 90% complete (pending stormwater plans)
- Massive 715.8sqm block with 18.29m frontage + R3 Zoning (Medium Density Residential)
- Backing onto Mugar Reserve
- Outdoor shed for extra storage



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
Auction | On-Site, this Saturday at 10am

View
ljhooker.com.au/10G3F8E

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LJ Hooker Bankstown
(02) 9708 2244

- Detached Single car garage + additional car space in driveway
- Air conditioning for year-round comfort
- Separate outdoor laundry room for convenience
- One central bathroom with bathtub
- Two well-sized bedrooms with carpet throughout
- Large family room - Potential 3rd bedroom
- Established gardens front & rear yards fully fenced
- Ideal location + proximity to local shops, schools, day care centres and convenient access to the M4 motorway

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 About this Property

Property ID	10G3F8E
Property Type	House
Land Area	715.8 m2

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