

56 Alto Street, South Wentworthville

## Huge 803 Sqm Block with 17.678 Metre Frontage (approx.)

Positioned within the highly sought after South Wentworthville area, this is a rare opportunity to secure a substantial 803sqm parcel of land with an impressive 17.678m frontage (approx.).

Opportunities of this size are becoming increasingly difficult to find in the area, making this property highly appealing for developers, investors or families looking to build their dream home.

The existing residence offers immediate liveability with scope to renovate, while the generous landholding opens the door to multiple future possibilities.

Developers may explore the potential for duplex development (subject to council approval), investors may consider adding a granny flat to maximise returns (subject to council approval), while families may choose to knock down and rebuild a brand-new home (subject to council approval) on a large east-facing block.

Located in a quiet street while still offering everyday convenience, the home is approximately 1km to Hilltop Primary School, with parks, transport and local amenities all within easy reach.

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### AUCTION

Sat 11th Apr @ 3:30PM

### VIEW

By Appointment

### AGENTS

Paulette Ghaleb

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### AGENCY

LJ Hooker Parramatta | Granville |

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(02) 9637 8555

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**

With strong demand for land of this size, this is an opportunity not to be missed.

#### Property Highlights:

- Generous 803sqm block (approx.)
- Impressive 17.678m frontage (approx.)
- East facing aspect
- Zoned R2 Low Density Residential
- Explore the potential for duplex development (STCA)
- Granny flat potential (STCA)
- Four bedroom home with lounge & separate dining
- Ideal renovate, rebuild or investment opportunity
- Approximately 1km to Hilltop Primary School
- Close to parks, transport and local amenities

Large blocks with development flexibility are becoming increasingly rare in South Wentworthville.

Whether you are looking to develop, invest, rebuild or landbank, this property offers exciting potential in a highly convenient location.

#### MORE DETAILS

Property ID	2GVVF9E
Property Type	House
Land Area	803 m2
Including	Toilets (1)
	Close to Schools
	Close to Transport

**Paulette Ghaleb 0408 888 810**

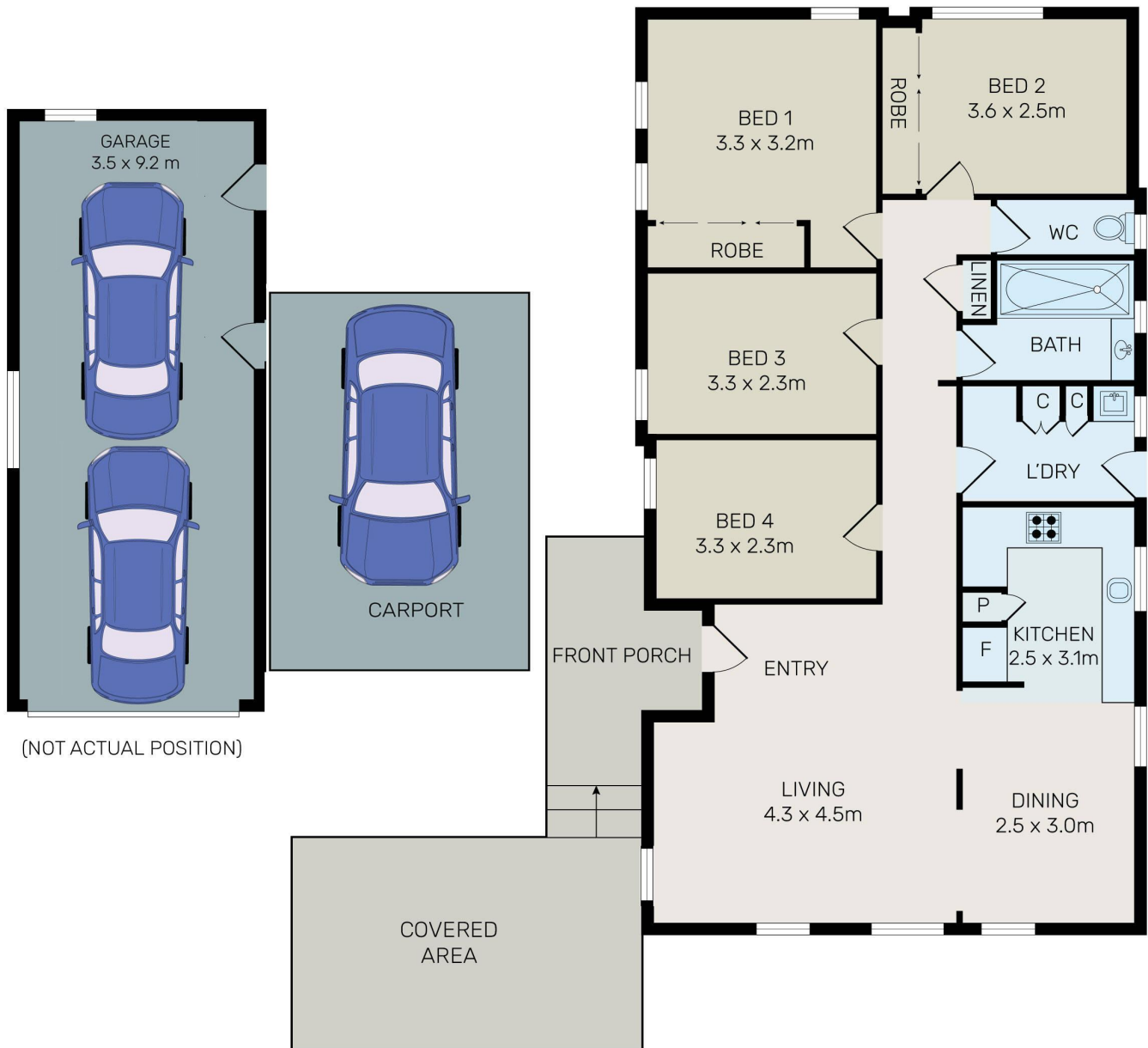
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(NOT ACTUAL POSITION)



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