



12 Sheahan Street, Warwick Farm

3 1 5

Tidy Three Bedroom House Plus Study in a Cul-De-Sac

FOR SALE
Sold Prior to Auction

AGENTS

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LJ Hooker Bankstown
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Positioned in one of South-West Sydney's fastest-growing suburbs, 12 Sheahan offers a rare combination of comfortable living, investment potential, and R4 (high-density residential zoning) - all on a level 539sqm (approx.) block. Whether you're looking to occupy, invest, this property presents an exceptional opportunity not to be missed.

The location is equally appealing. Just minutes to Warwick Farm Train Station, Liverpool CBD, Westfield Shopping Centre, local schools, hospitals, and parks - this is an area undergoing significant transformation and urban renewal. Easy access to major arterial roads including the M5, Hume Highway, and Cumberland Highway further enhances the convenience for future residents.

Right next door, 14 Sheahan, together, these properties provide an incredible opportunity to secure side-by-side R4 zoned sites approximately combined 1,144sqm with a 35m frontage ideal for future high-density development (S.T.C.A).

Property Features:

- Three well-proportioned bedrooms filled with natural light

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.



- Tidy central bathroom and practical kitchen equipped with gas cooking
- Land size - Approx. 539sqm
- Polished timber floorboards throughout for easy maintenance
- Air conditioning ensures year-round comfort
- Simple yet functional layout - Ideal for immediate rental income or future improvement
- Expansive backyard with off-street parking for up to five vehicles
- Located in a quiet cul-de-sac with minimal through traffic
- Proximity to Warwick Farm Station, Liverpool CBD, Westfield Liverpool, and Liverpool Hospital

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 urges prospective purchasers to make their own inquiries to verify the information contained herein.

MORE DETAILS

Property ID	10WGF8E
Property Type	House
Land Area	539 m2

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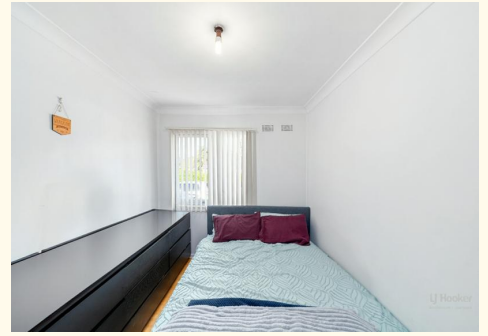
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