



174 Luxford Road, Whalan

## Knock Down & Rebuild Opportunity —556.4sqm with 18.288m Frontage

Positioned in a convenient location close to shops and public transport, this freestanding property presents an exceptional opportunity for builders, developers, and renovators. Set on a substantial 556.4sqm block with a wide 18.288m frontage, the home requires major renovations or offers the perfect site to knock down and rebuild your dream home (subject to council approval). With its generous land size and frontage, there is also potential to build a new home with granny flat (STCA).

The existing residence includes:

- 4 bedrooms with built-in wardrobes
- Separate lounge and dining areas
- Original kitchen with electric stove
- 1 bathroom
- " Internal laundry
- " Driveway parking for 3–4 cars
- Large, spacious backyard

Additionally, there is a 1-bedroom studio at the rear (not council approved)

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.

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**FOR SALE**  
\$731,000

### AGENTS

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### AGENCY

LJ Hooker Parramatta | Granville |  
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(02) 9637 8555

 **LJ Hooker**

This is a rare chance to secure a large parcel of land in a highly convenient setting. Whether you renovate, rebuild, or redevelop, the potential here is undeniable.

Opportunities like this are increasingly hard to find —inspect and explore the possibilities today.

## **MORE DETAILS**

Property ID	2GS5F9E
Property Type	House
Land Area	556.4 m2

### **Joe Guida 0450 797 333**

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