



44 Powell Street, Yagoona

## Prime Yagoona Opportunity - DA Approved on 2,201sqm!

A rare offering in a blue-ribbon location - Unlock the potential of this exceptional landholding in the heart of Yagoona. Set on an expansive 2,201sqm parcel with an impressive 15.5m frontage (approx.), this property presents a truly rare and unmatched opportunity for builders, investors, and families seeking future growth.

With DA approval already in place for two quality homes, much of the groundwork has been completed - offering a significant head start for your next project in one of the area's most central and convenient locations.

The existing home offers comfortable, well-maintained living, featuring a large living and dining area and a tidy gas kitchen with an island bench, providing functionality and space for everyday family living. Additional features include three bedrooms, one bathroom, a double car garage, and a two-car carport, allowing you to live in or lease out while preparing to capitalise on the site's full potential.

Property Features:

- Massive 2,201sqm block with 15.5m frontage (approx.)
- DA approved for the construction of two houses

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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### AUCTION

Sat 9th May @ 2:45PM

### VIEW

Sat 9th May @ 2:15PM - 2:45PM

### AGENTS

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Chedi Chidiac  
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### AGENCY

LJ Hooker Bankstown  
(02) 9708 2244



- Approved for - Luxury, eight bedrooms house at the rear and three bedroom house at the front
- Prime, central Yagoona location close to shops, schools, parks, and transport
- Large living and dining area
- Tidy gas kitchen with island bench
- Three bedrooms, one bathroom
- Double garage + two-car carport
- Exceptional opportunity for builders, developers, and land-bankers

A landholding of this size, with DA approval and such a highly sought-after location, is incredibly rare. Don't miss the chance to secure one of Yagoona's most exciting offerings.

**DISCLAIMER:** In accordance with the vendor's instructions, only enquiries that include the enquirer's full name, contact telephone number and valid email address will be responded to. The agent and vendor reserve the right not to respond to incomplete or anonymous enquiries.

**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	10ZSF8E
Property Type	House
Land Area	2201 m2
Including	Secure Parking Remote Garage

### Sam Nader 0450 400 001

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### Chedi Chidiac 0431 154 586

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