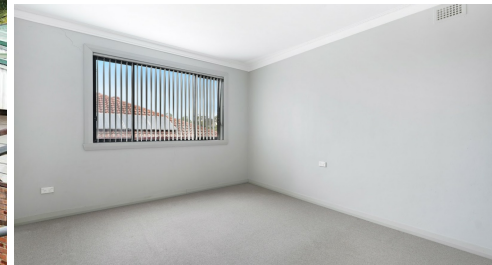


45 STANLEY AVENUE, FARMBOROUGH HEIGHTS, NSW, 2526



**SOLD**

## ENDLESS POTENTIAL IN FARMBOROUGH HEIGHTS

A fantastic opportunity for renovators, builders, investors, or first-home buyers looking to secure a property in a sought-after, family-friendly location.

Set on a generous 556.4m<sup>2</sup> (approx.) block in a quiet, family-friendly street, this original 4-bedroom home is in need of some serious TLC – but offers unlimited potential. Whether you're ready to roll up your sleeves and restore the existing cottage, or start fresh with a brand new build (STCA), or explore options for dual occupancy or a granny flat to generate two separate rental incomes the choice is yours.

### Features:

- 4-bedroom home in original condition
- Generous 556.4m<sup>2</sup> (approx.) block
- Quiet, established neighbourhood
- Ideal for renovation or knockdown rebuild (STCA)
- Great opportunity to add value in a high-demand suburb.

Opportunities like this are becoming increasingly rare. If you're a savvy renovator or buyer with vision, or a smart investor to maximise returns, don't miss your chance to transform this property into something special.

Contact us today to arrange your inspection.

### Disclaimer:

All information contained herein has been sourced from third parties and is deemed reliable; however, we do not guarantee its accuracy. Prospective purchasers are advised to make their own enquiries and satisfy themselves on all aspects of the property, including but not limited to rental income, dimensions, land area, zoning, permitted use, and any inclusions or exclusions.

**4 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$670,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

INTERNAL : 131.5m<sup>2</sup>  
 EXTERNAL : 44.3m<sup>2</sup>  
 PARKING: 11.5m<sup>2</sup>

TOTAL: 187.3m<sup>2</sup>

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