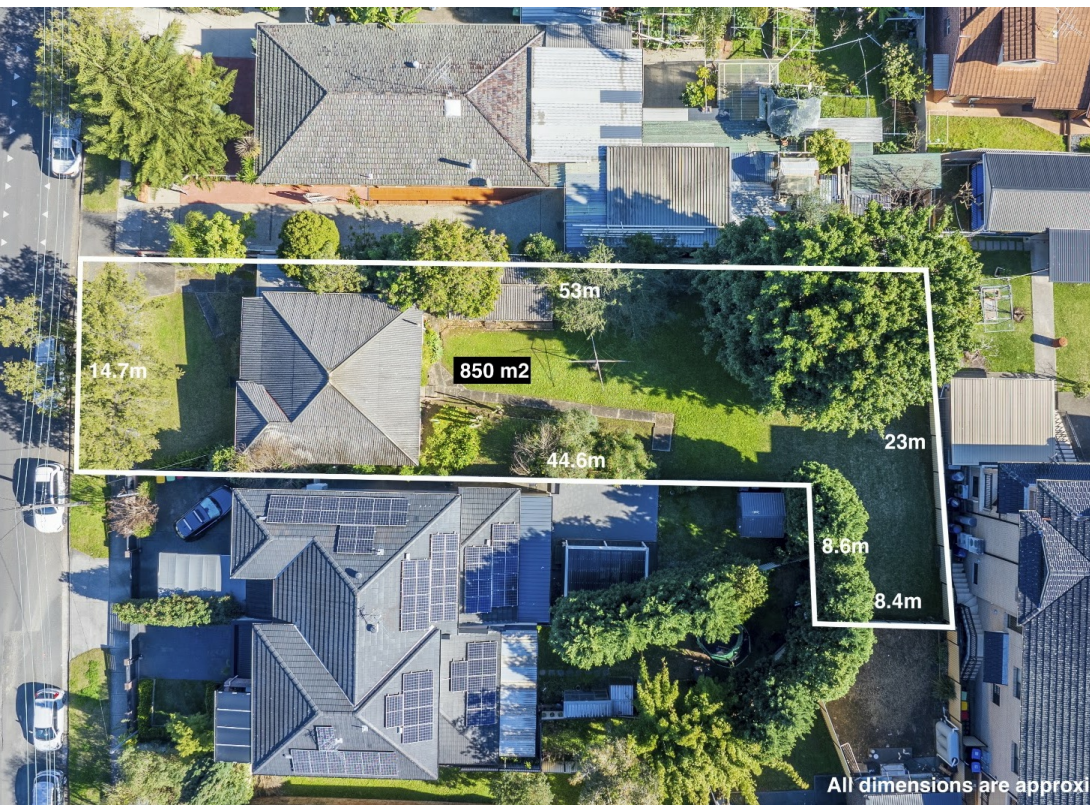




FOR SALE

RARE 847M² OPPORTUNITY

Held by the original owners since the home was built in approximately 1948, this is a truly rare opportunity to secure one of Condell Park's most tightly held properties. Set on a generous 847m² parcel of land on the high side of the street, the property offers exceptional potential for those looking to renovate, rebuild and create a new family home with the addition of a granny flat (STCA).

Perfectly positioned in a convenient yet family-friendly location, the property is just 400 metres from local shops and approximately 250 metres from Condell Park Public School, making it an ideal choice for families, investors and future owner-occupiers alike.

Whether you're looking to preserve the charm of the original home, build your dream residence or maximise the potential of this substantial block, opportunities like this are becoming increasingly rare.

Property Features:

- Rare 847m² parcel of land
- Original home built circa 1948
- First time offered for sale by the original owners
- Elevated position on the high side of the street
- Excellent potential for a new home plus granny flat (STCA)
- Approximately 400m to local shops
- Approximately 250m to Condell Park Public School
- Outstanding opportunity in a tightly held location

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are

2 BED | 1 BATH | 1 CAR

PRICE:

Price Guide \$1,400,000

OPEN FOR INSPECTION:

N/A



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