

3 Vivienne Avenue, Lakemba, NSW, 2195

LJ Hooker

House For Sale

Friday, 22 November 2024

3 Vivienne Avenue, Lakemba, NSW, 2195

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Muhammad Sarmini
0297509244

Exceptional Opportunity Brimming with Potential, Easement Free Land 528sqm

Presenting a rare chance to secure this versatile residence, ideal for an owner occupier, savvy investor or developer who is looking to acquire an easement free parcel of land with a wide 13.5 metre frontage! Offering a generous floor plan with plenty of scope to further improve, this home provides immense potential to occupy, recreate/build your dream family home or take advantage of future development possibilities! Set on a generous block with potential for Granny Flat to add value for those looking to maximise their investment, part of future proposal for dual occupancy when LEP is adopted (STCA).

- Four (4) generous bedrooms, two with built-in robes, double sized bedrooms including huge main bedroom with adjoining spacious retreat / sunroom / study area
- Open plan living area and modern kitchen with gas cooking, ample cupboard and bench space, leading on to separate dining room and outdoor area
- Updated bathroom, external laundry plus second separate external toilet
- Outdoor undercover entertaining area overlooking generous rear yard including large separate storage building
- Driveway providing ample off street parking
- Easement free land size 528sqm approx. with wide 13.5 metre frontage approx. providing scope for Granny Flat (STCA)
- Zoned R3 Medium Density Residential, Canterbury-Bankstown Council
- Look no further than this exceptional opportunity providing superb convenience and flexibility for those seeking to enjoy or invest now or maximise returns and capitalise!

Conveniently located within close proximity to nearby amenities, 1.2km to Lakemba Station with benefits from upcoming Sydney Metro upgrades, 1km to main shopping strip including Woolworths Lakemba and a vibrant array of cafes and restaurants, from 800m to a variety of local schools and recreational parklands of Parry Park, only 15km to Sydney CBD!

Address: 3 Vivienne Avenue, Lakemba

Auction: Saturday 14th December 2024, Onsite at 11:30am

Inspect: As advertised or by appointment

Contact: Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au