

52 Lower Mount Street, Wentworthville, NSW, 2145

House For Sale

Monday, 25 November 2024

52 Lower Mount Street, Wentworthville, NSW, 2145

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

DEVELOPER'S DREAM – A RARE GEM ON THE HIGH SIDE OF THE STREET

This classic home is set on a generous 796.7m² (approx.) block with a 20.1m frontage in the highly sought-after Lower Mount area. Offering vast development potential, this property is an ideal opportunity for developers, builders, and investors. Whether you wish to build your dream home, create a duplex (STCA), or add a granny flat (STCA), the possibilities are endless.

Situated on the elevated side of a quiet street, this home benefits from easy access to schools, transport, and essential amenities, making it a prime location for families and developers alike.

Property highlights:

- Generous 796.7m² block with a 20.12m frontage, ideal for redevelopment or expansion (STCA)
- Open plan layout featuring a lounge, dining, and kitchen area, perfect for family living
- Three spacious bedrooms, two with built-in wardrobes
- External laundry, tool shed, and a combined garage/workshop
- Large backyard with potential for a granny flat addition (STCA)
- Great opportunity to capitalise on its prime location

Nearby amenities (approx.):

- Darcy Road Public School: 400m
- Pendle Hill Station: 2.5km
- Wentworthville Station: 2.7km
- Westmead Hospital: 3.2km
- Parramatta CBD: 5.8km
- Easy access to major arterial roads for seamless connectivity.

This is an exceptional opportunity to secure a prime piece of real estate with enormous potential for growth and development. Don't miss your chance to capitalize on this rare find!

Hunters Agency & Co provides information from reliable sources, but accuracy isn't guaranteed. Sizes are approximate, and website pricing may vary. Interested parties should rely on their own inquiries and seek legal and accounting advice before purchasing.