

# 6 Oxley Street, Fairfield, NSW, 2165



## House For Sale

Thursday, 24 October 2024

6 Oxley Street, Fairfield, NSW, 2165

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Charming Family Home with development potential

Welcome to 6 Oxley Street Fairfield. This well-presented double brick home has something for everyone. Sitting on 3 registered lots on a flat 670sqm parcel of land with a wide frontage in one of Fairfield's best streets, it's perfect for big families while also offering a great opportunity for development.

### Key Development Features:

- Development Potential - With its generous dimensions and already sitting on 3 registered lots, this property offers a rare opportunity to capitalize on its prime location. Perfect for developers, the land can be developed into a triplex, subject to CDC or council approval.
- Flat Land – a very slight slope towards the road to keep construction costs to a minimum
- Quiet street close to CBD – will maximise your resale value of the finished product
- Convenient Services - All essential services for the property are conveniently located, streamlining the development process and enhancing the overall appeal of the project.
- Strong rental return – Due to the size and condition of the house, a high rental return will help to minimise holding costs until construction can start.

### House details:

- Double brick construction throughout downstairs and brick veneer construction upstairs.
- Huge downstairs master bedroom with built in wardrobe
- Additional 3 bedrooms upstairs all with built in wardrobes
- Two spacious living rooms, one of which is upstairs
- Two gourmet oversized kitchens with electric cooktop, stainless steel appliances and ample cupboard space
- Two main bathrooms, one of which is upstairs with separate shower, bath and toilet
- Laundry with external access
- Split system air conditioning
- Double lock up garage with internal access
- Outdoor covered alfresco area and large wrap around yard
- Beautiful backyard, featuring a covered built in barbecue area and raised garden beds
- Detached single garage perfect for extra storage

Located in a great street close to Fairfield CBD, Fairfield Shopping Centre, local schools, Smithfield industrial area and with easy access to The Horsley Drive, bus stops and more!

Enquire today to arrange an inspection!

\*Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are advised to conduct their own due diligence.\*