

**7 Busby Rd, Busby, NSW, 2168**



**House For Sale**

Monday, 20 January 2025

7 Busby Rd, Busby, NSW, 2168

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 613 m2**

**Type: House**



Mathew Bell  
0409241419

## **Duplex and Granny Flat Potential!**

Duplex and Granny Flat Potential! An opportunity waits for a developer to build a duplex, a savvy investor to build a Granny Flat or family looking for their first home. The house sits on 613m<sup>2</sup> of land with a 20.61m frontage. Located within 5 minutes there are three schools, three sets of shops, the M7 and more!. King sized master bedroom with ceiling fan. Two more bedrooms both with room to fit a double bed. Bathroom has been updated and includes shower over bath, vanity and toilet. Kitchen features an electric cooktop and oven, sink and plenty of cupboard space. Formal lounge room with ceiling fan and air conditioner. Internal laundry which leads to the backyard. Full side access to the back yard allows for the possibility to build a Granny Flat (STCA). Extras include solar panels, LED lights, color bond fences and gate. 613m<sup>2</sup> block of land with a 20.61m frontage Zoned R3 Medium Density. Cabramatta, Fairfield and Liverpool are only a 15min drive. Badgerys Creek Airport is only 20 minutes away, plenty of potential for capital growth once it is completed in 2026. Auction on site, Saturday 15th February 2025 at 1:30pm