

# 1 Cassidy Parade, Turvey Park, NSW 2650

## Sold House

Wednesday, 4 October 2023

1 Cassidy Parade, Turvey Park, NSW 2650

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 3421 m2

Type: House



Ryan Smith  
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**\$1,175,000**

A very unique opportunity to secure 3421m<sup>2</sup> of prime flat land in popular Turvey Park. This is the perfect place to develop or create your dream home, with plenty of space around you in the heart of Wagga. Currently Zoned R1 the development would suit a unit development, gated community, or dream home within walking distance to Wagga's Medical precinct and the CBD. Dual frontage provides lane access available off Norman lane plus front access from Cassidy Parade with a North - South orientation. The home is a three bedroom, fibro cottage, with 2 living rooms, bathroom, refreshed kitchen with evaporative cooling, split system, ceiling fans and has the added bonus of solar panels. Neat and tidy, this property could lease out straight away whilst you plan forward. The larger opportunity is the beautiful flat backyard that provides endless potential. Currently covered by 2 tennis courts, tree line perimeter and fully fenced you can knock down the established and fit 7 single level or dual story townhouses. Subject to Wagga City Council Approval. Mains water, natural gas and town sewerage all available from Cassidy parade. Set in an established location in popular Turvey Park within close distance to the main street, medical precincts, schools, day-care facilities, this land size rarely presents itself to market and is primed for somebody to polish this diamond. Contact Ryan Smith today on 0449 592 211 for further information on this block. \*all artists concepts are not actual indications, or DA approved plans for this site. Buyers should consult with Wagga City Council for further information. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.

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