

# 105 Adderton Road, Telopea, NSW 2117



## House For Sale

Tuesday, 30 April 2024

105 Adderton Road, Telopea, NSW 2117

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 999 m2**

**Type: House**



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## Expression Of Interest

Welcome to your next lucrative investment opportunity! Situated on a generous 999.1 sqm land parcel with an impressive 19m frontage, this property presents an exceptional canvas for savvy developers or investors. Zoned R3, its potential for a townhouse or duplex development site is bound to captivate those seeking a lucrative venture in real estate. Expression of Interest closing on 24th May 2024

Features: \* R3 zone and ample land size of 999.1 sqm and frontage 19.11m, this property offers a golden opportunity for a lucrative townhouse or duplex development project (STCA). The potential is vast, limited only by your imagination and vision.\* Nestled within the sought-after catchment zones of Carlingford West Public School and Cumberland High School, this property offers families the assurance of quality education for their children.\* Enjoy easy access to transportation options, with the upcoming Telopea light rail station just minutes away on foot. Additionally, buses provide convenient connectivity, enhancing accessibility for residents.\* Embrace the vibrant community spirit with nearby reserve parks, local cafes, and shops. Residents will relish the convenience of having everyday essentials within reach.

Open Home Saturday: 11:30am-12:00pm

Don't miss this exceptional opportunity to secure a first-time listed property with immense development potential. Whether you're an astute developer or an investor seeking to maximize returns, this property promises a rewarding venture. Act swiftly to capitalize on this rare gem in Telopea's burgeoning real estate market!

Contact Tom Chan on 048 456 065 for further details

Disclaimer: The information presented has been furnished from sources we deem to be reliable. We have not verified whether or not the information is accurate and do not accept any responsibility to any person and do no more than pass it on. All interested parties should rely on their own enquiries in order to determine the accuracy of this information