

**124 - 126 EXPLORERS Way, St Clair, NSW 2759**



**Sold House**

Friday, 1 September 2023

124 - 126 EXPLORERS Way, St Clair, NSW 2759

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 2083 m2**

**Type: House**



Mac Honkisz  
0416949700



Ryan Heath  
0478112310

**\$2,280,000**

**Auction Location: ONSITE** We are delighted to introduce 124-126 Explorers Way, St Clair, proudly presented by your local representatives, Mac Honkisz and Ryan Heath. Strategically situated in a prime location, this expansive brick residence graces 2,083 square meters of land, boasting an impressive 28-meter frontage that positions it as an exceptionally rare gem in the St Clair area! With an R2 zoning classification by the Penrith Council, this property opens the door to a multitude of development possibilities, subject to council approvals. Benefiting from its coveted location and expansive land dimensions, this parcel is perfectly suited for potential ventures such as the establishment of a childcare centre, an aged care facility, or subdivision into multiple lots, among a myriad of other prospects, subject to relevant approvals.

**Endless Opportunities Await:**

- Childcare Centre:** The spacious land and favourable zoning offer the ideal foundation for creating a nurturing and educational environment for young children (STCA)
- Aged Care Facility:** The sizable grounds provide ample space for the development of a facility catering to the needs of the elderly, offering comfort and care (STCA)
- Subdivision Potential:** With its substantial size and notable frontage, the property is ripe for subdivision, allowing for the construction of multiple properties (STCA)

**Property Specifications:**

- Land Details:** Area: Approx. 2,083 square meters
- Zoning:** R2
- Frontage:** Approx. 28 meters

**Residence Details:** Spacious brick residence, 4 generously sized bedrooms, including a master with an ensuite. Separate, well-defined formal lounge and formal dining areas. Additional separate living space. Ample parking space. Expansive backyard.

This offering is an extraordinary find that encapsulates both location and potential, presenting a canvas of possibilities for visionary investors and developers. For further details, don't hesitate to reach out to Ryan Heath at 0478 112 310 or Mac Honkisz at 0416 949 700. Your next investment awaits!

**Disclaimer:** Disclaimer: We have been furnished with the above information, however, LJ Hooker gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.