

14 Lachlan Street, Leeton, NSW 2705



Sold House

Thursday, 15 February 2024

14 Lachlan Street, Leeton, NSW 2705

Bedrooms: 3

Bathrooms: 1

Area: 9491 m2

Type: House



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\$190,000

- The existing property on the premises adds an extra layer of potential, however the current structure will require significant renovations. While its bones hold the promise of a restored, income-producing asset, with vision and creativity, this dwelling could be transformed into a charming residence or a lucrative rental property, enhancing the overall value of the entire block. Please also note the sale will also include a Barn style shed which will provide a great value adding benefit to the future owner and their ventures with the property. This unique real estate opportunity is nestled on an expansive 9491 square metre block of land which presents a canvas of possibilities for astute investors and developers alike. Boasting not only a generous land size but also the potential added layer of subdivision potential, subject to council approval & guidelines, this property is a rare find in today's market. The property's strategic location ensures convenience, between Leeton & Griffith further enhances its appeal, making it an attractive prospect for both developers and those seeking a unique residential project. Prospective buyers have the exciting opportunity to capitalize on the current dwelling's restoration potential while exploring the potential possibility of subdividing the expansive land, pending the necessary approvals from the local council. This dual potential creates a versatile investment proposition, allowing for a blend of immediate returns and long-term growth. In summary, this 9491 square metre block of land presents a rare combination of size, a rare and large land component, and a character-filled dwelling awaiting transformation. The canvas is blank, the potential is vast, and the future is yours to shape. Seize this opportunity to invest in a property that not only promises a return on investment but also the chance to contribute to the revitalization of a unique piece of real estate in Wamoon. Contact Jamie Bertolin or Daniel Febo at LeetonRE today