

**174 Jersey Road, Hebersham, NSW 2770**



**Sold Residential Land**

Monday, 14 August 2023

174 Jersey Road, Hebersham, NSW 2770

Area: 450 m2

Type: Residential Land



Peter Diamantidis  
0296234033

## Contact agent

SOLD by Joshua Cassells! Joshua Cassells from Ray White Diamantidis Group is pleased to present 174 Jersey Road Hebersham. Introducing a remarkable opportunity for builders, developers, and families seeking a prime address with immense potential. This expansive 450.1sqm block of land boasts a generous 12.77m frontage, offering endless possibilities. With no easements and a current DA approval and CC Approval for a three-bedroom house and granny flat, this fantastic block is ready for your vision to come to life. It is conveniently located near Plumpton Marketplace, local schools, and eateries, making it an ideal investment choice. Key features of this exceptional property include: A clear 450.1sqm block with a 12.77m frontage, free from any easements. Approved plans, providing a ready-to-build opportunity. An excellent investment prospect with the potential for high returns. The option to live in one dwelling while leasing out the other for additional income. Perfect for investors, or those seeking in-law or guest accommodation, offering flexibility and convenience. Architectural plans are available upon request, allowing you to visualize the possibilities. Opportunities for you to submit your own plans for a landmark residence in a family-friendly enclave, tailored to your preferences. Great for people looking to add their personal touches and create a truly unique home. Includes architectural and stormwater provisions, as well as Basix compliance. Close proximity to major shopping precincts including Mt Druitt Westfield and Plumpton Marketplace, convenient public transport options, and picturesque parks. Contact us now to arrange a viewing and gain access to the DA consent, CC Approval, architectural plans, and all other related information. Don't miss out on this exceptional opportunity to create your dream property in a highly desirable location. For further information, please contact Joshua Cassells 0410 504 918. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.