

# 2 Dan Crescent, Lansvale, NSW 2166



## Sold House

Monday, 14 August 2023

2 Dan Crescent, Lansvale, NSW 2166

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 588 m2**

**Type: House**



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**\$770,000**

Attention land buyers, here's an affordable opportunity you won't want to miss! A corner block of 588m<sup>2</sup> with wide street frontage of over 35 metres, this beauty has loads of potential. Build a brand new home and add a street front granny flat (STCA). Maximise the frontage and develop the land to its full potential. Currently sitting on the land is an original 3 bedroom cottage in need of TLC, though rented to long term tenant of over 10 years and willing to stay on until you're ready to re-build. Set in a popular family friendly neighbourhood, and located within walking distance to the Georges River, and within close proximity to schools, parklands, shopping precincts and major arterial roads. One of the cheapest free standing homes with land currently on the market. Motivated vendors have priced it right... this one's a sure seller!

**\*\*Any financial or investment advice provided by the Agent is of a general nature only, whose preparation does not take into account the individual circumstances, objectives, financial situation or needs of the person. You are advised to consult with your own independent financial and/or investment adviser. \*\***