

20 Church Street, Cabramatta, NSW 2166



House For Sale

Sunday, 5 May 2024

20 Church Street, Cabramatta, NSW 2166

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1165 m2

Type: House



Paul Lam

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For Sale by Negotiation

A once in lifetime opportunity for the astute buyer to secure this exceptional parcel of land positioned in a highly sought after locale and in one of the most well-known streets of Cabramatta! Boasting a generously rare parcel of approximately 1,165 sqm it provides the savvy and sophisticated buyer with multiple investment and development options with value adding opportunities to further improve rental income and potential future growth. Presenting immense opportunities and flexibility to redesign or rebuild, it allows buyers the potential for an architecturally designer residence, dual occupancy or multiple dwellings, granny flat addition or even a potential boarding house development (S.T.C.A.). Strategically positioned with an westernly facing aspect this fantastic property delivers immediate access to all essential services including but not limited to Cabramatta Station, Cabramatta High School, and the bustling Cabramatta CBD that provides an endless selection of restaurants, cafes, specialty stores and fresh produce all year round! A secure investment and development opportunity not to be overlooked as Cabramatta is tightly held with strong continuous year or year growth with strong buyer confidence and demand. Presenting strong land banking potential, sophisticated investors and future developers will surely be impressed with the boundless potential on offer! Property Features: - Single level residence offering three (3) well-proportioned bedrooms. - Separate living and dining areas. - Well maintained kitchen and bathroom. - External laundry. - Currently leased. Site Features: Zone R3: Medium Density Residential Land size: 1,165 sqm (approximate) Dimensions: 20.12m x 57.91m (approximate) Potential dual occupancy / granny flat development (S.T.C.A.), Potential boarding house development (S.T.C.A.) For more information, please contact Paul Lam on 0421 770 000