

205 John Street, Cabramatta, NSW 2166

Raine&Horne.

Sold House

Wednesday, 20 March 2024

205 John Street, Cabramatta, NSW 2166

Bedrooms: 3

Bathrooms: 1

Area: 1227 m2

Type: House



Peter Ly

0414982978

\$1,680,000

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 1,227sqm 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 renovate, 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 ideal southern facing aspect this fantastic property delivers immediate access to all essential services including but not limited to Cabramatta Station, Cabramatta West Public School, 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 clad residence offering three (3) well-proportioned bedrooms.
- Separate living and dining areas.
- Well maintained kitchen and bathroom.
- External laundry.

Site Features:-
- Zone R2: Low Density Residential
- Land size: 1,227sqm (approximate)
- Dimensions: 15.25m x 80.5m (approximate)
- Potential dual occupancy/granny flat development (S.T.C.A.)
- Potential boarding house development (S.T.C.A.)