

23 Alexander Street, Smithfield, NSW 2164

House For Sale

Thursday, 13 June 2024



23 Alexander Street, Smithfield, NSW 2164

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 645 m2

Type: House



Johnny Khoury
0424563733



Blaz Dejanovic
0287118879

Auction

Why you'll love it: Presenting this five bedroom, two bathroom home with an abundance of living space. Situated on a south facing, level 645 sqm with a 14.63m frontage. The property is poised for development, with subdivision potential or to just simply build your dream home. Located on one of the most convenient yet quiet streets in Smithfield, this property is perfectly situated amongst newly built multi-million dollar homes. This is an opportunity not to be missed. Although there is plenty of opportunity with the land itself the land already boasts a large multi-storey family home. If you are looking at upsizing or upgrading this property draws the perfect balance a humble family home and still giving you the future development potential to capitalise on in years to come.

Features:

- R3 zoned
- Duplex or granny-flat potential (STCA)
- Frontage of ~14.63m
- 645sqm square block
- South facing frontage
- Potential rent of \$750p/w
- Prime Location: Close proximity to lifestyle essentials such as Stockland Wetherill Park, Neeta Shopping Centre, Fairfield Station, Smithfield RSL, Fin Aquatics Recreational Centre, and Fairfield Hospital

Best Suited for: The astute developer looking to swiftly unlock the untapped potential of the property by knocking down and rebuilding brand new duplexes (STCA). The savvy investor looking to add a granny-flat and reap the rewards of the high rental yield and future capital growth on a substantial block with potential for future development (STCA). The owner-occupier looking to add their own touch to a character filled family home and to rest easy knowing they are sitting on a healthy investment.