

**27 Lucas Avenue, Moorebank, NSW 2170**



**House For Sale**

Monday, 4 December 2023

27 Lucas Avenue, Moorebank, NSW 2170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 650 m2**

**Type: House**



Geoff Luby



Cooper Bowen  
0435186920

## **Auction, unless Sold Prior**

Welcome to your developer's dream project! This property offers the perfect canvas for those seeking a lucrative development project. With a generous 650sqm level block, developers can unlock the potential of this prime parcel of land. The property's single-level configuration and sturdy brick veneer construction provide a solid foundation for an envisioned duplex or other development (subject to council approval). Located in the highly sought-after suburb of Moorebank and also due to its accessibility to Liverpool, this property boasts proximity to a plethora of shops, dining options, and essential amenities, ensuring convenience at your doorstep. Key Features:- Property Type: Single-level, 3-bedroom brick veneer home- Land Size: 650sqm level block- Development Potential: Ideal for a potential duplex site (Subject to Council Approval)- Location: Conveniently situated close to all shops and amenities Council Rates: \$411.11 (p.a) Water Rates: \$548.08 (p.a) Potential Rent: \$650 (per week)