

# 32 Nuwarra Road, Chipping Norton, NSW 2170

## House For Sale

Monday, 18 March 2024

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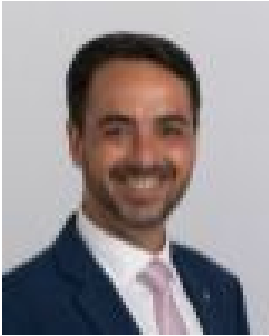
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 708 m2**

**Type: House**



Richard Chalet  
0429238612

**Guide: \$1,250,000 - \$1,350,000**

This property ticks all the boxes when it comes to potential making it an outstanding investment or future home residing in a very prestigious suburb and is situated in a prime location with all amenities nearby shops, transport, schools, church and including Moorebank high school, within 100 meters to ST Joseph's catholic Primary school. The options are endless, with This magnificently built 3 bedroom brick house, you can make it your forever home, a perfect investment with a potential rental return of \$700-\$800 per week with future development when you're ready or develop and build now, the residence is sitting on a massive 708 sqm block of land with over 20 meters frontage and is zoned R3 making it a perfect development site for duplex's or two lot subdivision with street frontage STCA or home to live in with room for the kids to play. The dwelling itself features 3 double sized bedrooms, 2 with built in wardrobes, an ensuite in the main, free flowing lounge and formal dining area, a modern kitchen with a combined dining area, well appointed 3 way bathroom with all the necessities needed for the family, a huge double garage perfect for the car enthusiast, ducted air conditioning and many more features. Make no mistake this home is priced to sell and will not last long, give me a call today,