

344 Eden Street, Lavington, NSW 2641

SN STEAN NICHOLLS

Block Of Units For Sale

Tuesday, 7 May 2024

344 Eden Street, Lavington, NSW 2641

Bedrooms: 30

Bathrooms: 12

Parkings: 6

Area: 1997 m2

Type: Block Of Units



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Expressions Of Interest Close 5th June at 1:00pm

The site brief: Locally built and cherished by the one family, 344 Eden Street (also known as 572 Noorla Place) has been tightly held for several decades. Positioned in the growth corridor between Lavington and Glenroy this substantial offering would appeal to investors wanting to grow their investment portfolio. Sitting on a large parcel of land 1,997m² (approx.) with double street frontage. A unique opportunity for both investors and those seeking a spacious family home with additional income potential. Here's a refined summary of the property:

Property Overview:

- Address/s: 344 Eden Street (also known as 572 Noorla Place)
- Location: Growth corridor between Lavington and Glenroy
- Land Size: Approximately 1,997m² with double street frontage
- Main Residence: Spacious two-level family home
- Additional Units: 9 units with separate driveway access and amenities
- Car Accommodation: Double carport, large gravel carpark plus plenty off-street parking

Main Residence (Family Home):

- Grand entrance with separate access
- Spread over two levels (including a stair lift)
- Downstairs: Large family living area, modern kitchen, two bedrooms, two bathrooms
- Upstairs: Rumpus room, home gym, three bedrooms including a parent's bedroom with two-way bathroom and walk-in robe
- Double carport with easy access to the home
- Ample storage space throughout

Additional 9 Units:

- 9 Additional units
- Each unit has a kitchen, separate bathroom and off-street car parking.
- Strong history of minimal vacancy and high demand
- Potential to increase rental return
- Unit 2: 2 beds, 1 bath, potential rent of \$350 p/w. Has been recently updated renovated and offers evaporative cooling upstairs with reverse cycle split unit downstairs.
- Units 3-10: Various configurations with 2-3 bedrooms, currently rented with rents ranging from \$170 p/w to \$210 p/w (more information provided upon request). Units 3-10 upstairs have evaporative air conditioners, the rest have standard wall mounted units.
- Large, designated parking area towards the end of the property

Future Development Potential:

- Vacant carpark at the northern end for potential development
- Broad appeal for investors and those looking to live onsite and run a business

Additional Information:

- Inspections available by appointment only
- Council files available upon request

This property offers a unique combination of a spacious family home, additional income from multiple units, and potential for further development, making it an attractive opportunity for investors and owner-occupiers alike.