

35 & 35A Palau Crescent, Lethbridge Park, NSW 2770



Sold House

Tuesday, 3 October 2023

35 & 35A Palau Crescent, Lethbridge Park, NSW 2770

Bedrooms: 6

Bathrooms: 2

Parkings: 6

Area: 1126 m2

Type: House



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\$1,100,000

2x Family Homes on 1126SQM BLOCK with DA for SUBVISION!ATTENTION ALL Savvy Investors, Building Developers and Home buyers! Are you searching for that Ideal property/investment?Your quest Stops here!! Property Results are excited to present, 35 & 35A Palau Crescent, Lethbridge Park. This Rare Opportunity for to secure this Dual Occupancy with 2 separate 3 Bedroom family homes on a Massive 1126 SQM Block with DA for Subdivision.Showcasing 3 Bedroom Much Loved Family Home S in the front with spacious fully fenced backyard and conveniently located is a lovely 3-bedroom family home in the rear with plenty of backyard space for children and pets to play.This residence is perfect to accommodate for the in-laws to stay, larger families with teenagers or investors with a high Potential rental Yield opportunity! Take advantage of this rare opportunity for the savvy investor or Building Developer to knockdown, rebuild, subdivide S.T.C.A.Rental Potential: \$770- \$820 Per WeekFront Dwelling: - 3 generous sized bedrooms with built in wardrobes to 2 bedrooms- Expansive light filled living area - Original bathroom with shower - Open kitchen with plenty of bench space, and new gas cook top stove - Air conditioning- Ceiling fans- Spacious backyard for pets and kids to play- Fully fenced Rear Dwelling: - 3 generous sized bedrooms- Open living area with natural sunlight - Great sized kitchen with gas cook top, and plenty of cabinetry and bench space - Moder bathroom with floor to ceiling tiling - Tiling through out - Air conditioning - Massive backyard- Fully fencedPositioned in a convenient location, close to all local amenities such as Primary and Secondary Schooling, Public Transportation and local shopping! Don't miss out on the amazing opportunity to procure 2 houses on a Massive1,126SQM Block with DA SUBDIVISION!What are you waiting for? Call us TODAY! Lua: 0481 753 411Office: 02 8331 9989Features Include: - 2 houses on the 1 block - Dual occupancy with separate detached homes- 2x 3-bedroom family homes - DA Subdivision- Air conditioning - Convenient location - Great side access - Great size rear yard, perfect for the kids and pets to play - Garden Shed Approximate Driving Distances To: - 3 minute to Ropes Crossing- 2 minute to local park - 5 minutes to Emerton Shopping Village- 7 minutes to St Mary's train station - Proposed Metro- 7 minutes to Plumpton Marketplace - 4 minutes to Blackett Public School - 3 minutes to Emerton Shopping Village- 7 minutes to Plumpton Public School - 8 minutes to Mt Druitt Westfields*DISCLAIMER: Property Results have obtained all information in this property from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations*