

**38 Mary Street, Lidcombe, NSW 2141**



**Sold House**

Saturday, 28 October 2023

**38 Mary Street, Lidcombe, NSW 2141**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 424 m2**

**Type: House**



Vinesh Goundar  
0410965709

**\$1,625,000**

An excellent opportunity for home buyers, investors and property developers looking for a home located in a prime position with potential for future development. The property sits on a 423.7sqm block of land with a 12.8 metre frontage, zoned R4 High Density, making it ideal for various development options subject to council approval. This renovated single-level home features 4 generous sized bedrooms, all with built-in robes, high ceilings and timber throughout, separate lounge, fully renovated bathroom, large modern kitchen with dining, NBN fitted, external 2nd toilet and laundry, patio, covered alfresco, private north facing yard and driveway to lock-up garage. Located in a prime position, only 500 metres to Lidcombe Railway Station, shops, schools, local parks and with-in 1.9km to Lidcombe Shopping Centre. Overall, this property presents an excellent opportunity for home buyers, investors and developers looking for a property with potential for future development. It's definitely worth considering and contacting the real estate agent for more information. Future Development Potential permitted in R4 zoning subject to consent from council includes; \* Child care centres \* Community facilities \* Places of public worship \* Respite day care centres \* Boarding houses or Hostels \* Professional rooms \* Unit development (potentially part future site) **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Starr Partners Auburn makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.