

46 Cabramatta Avenue, Miller, NSW 2168

Raine&Horne.

House For Sale

Tuesday, 28 May 2024

46 Cabramatta Avenue, Miller, NSW 2168

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 594 m2

Type: House



Aldo Ianni

0433644566



Sam Ruisi

0297251445

Buyer's Guide: \$600,000

Discover your next great investment or starter home. Brimming with potential, this enchanting 3br home zoned R4 High Density Residential there are several viable scenarios for developers to consider, DUPLEX SITE, HOUSE & GRANNY FLAT (subject to council approval). Located on a major road close to schools, reserves, TAFE, T-Way, shops, leisure facilities and more - this 594.4m² site with 15.2-metre frontage is prime for development, whether it be in the near or distant future; and the property could be purchased and land-banked until ready to commence works. Discover your next great investment or starter home. Brimming with potential, this enchanting 3br home zoned R4

Summary of features:

- 3 bedrooms, 1 bathroom, original kitchen
- Formal lounge/dining with split system A/C
- Timber floors throughout, high ceilings
- Single carport with drive-thru access to rear
- 2 x garden sheds in grassy backyard
- Block backs onto Cabramatta Creek reserve
- Only 15 minutes' walk to Miller Central
- Walk to schools, transport, aquatic centre
- Quick easy access to major arterial routes
- 20 mins to new Western Sydney Airport
- Vacant & ready to renovate or remove

The home is virtually in full original condition - and there is certainly potential to restore its charm to rent out or property flip for profit; or live in and enjoy the ultra-convenient location. Builders/developers will immediately recognise that this is a quality opportunity not to be missed. Council Rates: \$438.29 per quarter (approx) Water Rates: \$171.41 per quarter (approx)

Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.