

46 Emert Street, Wentworthville, NSW 2145



House For Sale

Wednesday, 17 April 2024

46 Emert Street, Wentworthville, NSW 2145

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1037 m2

Type: House



Justin Spencer
0296355000

Buyers Guide \$1,250,000

Presenting immense scope for redevelopment, this zoned R2 Zoning approx 1,037sqm block is a prime site for construction of a Duplex (STCA). The current single storey dwelling with original character features has potential to revitalise and attract rental income while awaiting Development Application approval. This is an increasingly scarce opportunity to capitalise on an investment project in a well regarded location within a stroll of Wentworthville Station and near Parramatta CBD.- Deep allotment with fibro and tiled roof cottage positioned towards the front- Offers basic layout of living areas with kitchen and bathroom requiring attention- Good sized bedrooms, traditional ornate ceilings, timber floors to rejuvenate- Demolish and provide easy access to building site for construction equipment- Driveway leads to a freestanding garage with storage and parking for two cars- Convenient neighbourhood with bus services, parks, sports facilities and shops- Near schools, Wenty Leagues Club, M4, Westmead medical precinct, Parramatta CBD