

**47 Tumbarumba Crescent, Heckenberg, NSW 2168**



**House For Sale**

Saturday, 15 June 2024

47 Tumbarumba Crescent, Heckenberg, NSW 2168

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 658 m2**

**Type: House**



Nicholas Tran  
0432064045

## AUCTION | Nicholas Tran

Located in a quiet street and zoned R2. Situated in close proximity to Liverpool CBD, Sydney's fastest growing suburb coupled with the development opportunity of this property make this an extremely rare offering to the marketplace. Nestled on a generous block 658sqm block (approx.) and with huge upside potential for future development (S.T.C.A) this home is a must to inspect. The property sits on R2 zoning on a perfect rectangular shaped block, subject to council approval the site has great potential; • Knock down and rebuild • Duplex development potential (S.T.C.A) • Subdivision development potential (S.T.C.A) Features: • R2 Low Density zoning • 658 sqm block, 18.6m frontage (approx) • 3 bedroom, 1 bathroom home • 2 Bedroom 1 bathroom Sleepout • Polished timber floorboards • Potential Rental return of \$550 - \$600 per week With too many inclusions to mention and located in close proximity to Schools, Shopping and Transport. Contact Ray White Carnes Hill for further information. Disclaimer: Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given to Ray White Carnes Hill or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property