

**48 Dixon Street, Mount Druitt, NSW 2770**



**Sold House**

Wednesday, 6 March 2024

48 Dixon Street, Mount Druitt, NSW 2770

**Bedrooms: 3**

**Bathrooms: 2**

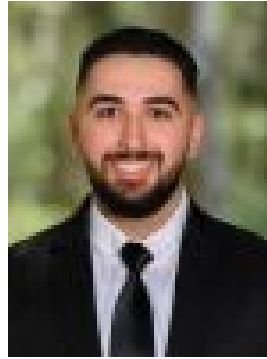
**Parkings: 3**

**Area: 1012 m2**

**Type: House**



Laura Comber  
0296234033



Meshel Bahnam  
0296234033

**\$1,420,000**

Introducing an exceptional opportunity!! Welcome to 48 Dixon Street Mount Druitt!! For the first time to the market and brought to you exclusively by Laura Comber from the Ray White Diamantidis Group, this is such a unique offering very rarely seen. This property truly provides an outstanding opportunity for the astute Investor or Developer. This brilliant East-facing brick residence boasts an impressive 1012 sqm corner block with a 20m frontage with the potential to subdivide into two separate lots and develop (subject to Blacktown Council approval). Its prime location, being in very close proximity to the Great Western Highway, M4 Motorway, Mount Druitt Station & Westfield Mt Druitt adds to its exceptional desirability. The house boasts 3 generously sized bedrooms, each equipped with ceiling fans and built-in wardrobes to 2 of the 3 bedrooms for optimal convenience and comfort. The house also features Ducted Air Conditioning throughout, ensuring year-round comfort, while the stunning modern kitchen is a culinary delight, complete with electric cooking, sleek stone benchtops, dishwasher and a ceiling fan. Adorned with floating floor boards, the kitchen exudes both style and functionality. Indulge in relaxation within the large modern bathroom, featuring a separate toilet for added convenience. Elegant plantation shutters adorn the interiors, adding a touch of sophistication to every room. The property boasts separate lounge and dining areas, offering ample space for entertaining. Parking is a breeze with a single garage offering internal access with remote electric garage door. Ample storage solutions with generous internal storage space and an additional shed providing extra storage. This property offers endless possibilities with an additional oversized double garage and separate access via Emily Street. This versatile space can be transformed into a guest retreat, complete with a large modern bathroom, split system air conditioning and a ceiling fan. Outside entertainment is effortless with an undercover entertainment area, perfect for hosting gatherings with friends and family. Location-wise, this property is second to none, offering easy access to the Great Western Highway, M4 Motorway, schools, shops, parks, and transport options. **DON'T MISS OUT TO SECURE THIS RARE OPPORTUNITY... THIS PROPERTY WON'T LAST LONG!** For further information or to book an inspection, please contact Laura Comber 0416 077 572. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.