

# 5 Delaware Road, Niagara Park, NSW 2250

## House For Sale

Thursday, 15 February 2024

5 Delaware Road, Niagara Park, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1467 m2**

**Type: House**



Eden Longford  
0243229856



Tayla Jae Slender  
0450550337

## For Sale - Contact Agent

Discover the potential at 5 Delaware Road, Niagara Park - an enticing real estate opportunity awaits on this expansive piece of prime land in a highly convenient location. Situated on a generous 1467m<sup>2</sup> block, this property offers more than just a home - it presents a unique chance to subdivide the land into two separate blocks. Unlock the potential for dual occupancy or capitalize on the investment possibilities that come with this rare offering. The residence itself is a testament to comfort and practicality. The three-bedroom house is impeccably maintained, presenting a neat and tidy facade. Inside, a spacious living zone welcomes you, providing ample room for relaxation and entertainment. Natural light floods the home, creating a warm and inviting atmosphere. Enjoy the peaceful ambiance of the light-filled sunroom that overlooks the picturesque tree-lined surrounds. Whether it's a cozy reading nook or a vibrant space for gatherings, this sunroom adds an extra dimension to the living experience. This property presents not only a comfortable home but also an exceptional investment opportunity. With the potential to subdivide, you have the chance to maximize returns and create a long-term investment strategy. Don't miss out on this rare chance to secure a property with both immediate comforts and future possibilities. Contact us today to arrange an inspection and explore the endless potential that 5 Delaware Road, Niagara Park has to offer!

**Features Include:**

- Three bedrooms, all with built in robes and the main with a ceiling fan.
- Main bathroom with a corner bath, shower and toilet combined.
- Original kitchen in neat condition with electric cooktop and appliances.
- Light filled living and dining area with easy flow out into the tiled sunroom.
- Double lock up garage.
- 1467m<sup>2</sup> parcel of land with the potential for subdivision - offering endless opportunities.
- Elevated from the street and tucked away with a serene outlook. Positioned in the heart of Niagara Park with convenience at your doorstep. Close to many local amenities including schools, parks, shops, stadium, Gosford Hospital and transportation options including the Sydney-Newcastle trainline train station only a few minutes walk away, ensuring that daily life is both comfortable and efficient.