

# 55 Springfield Road, Springfield, NSW 2250

## Acreage For Sale

Thursday, 9 November 2023

55 Springfield Road, Springfield, NSW 2250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 4047 m2**

**Type: Acreage**



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## **Auction Guide \$1,100,000**

AUCTION ON SITE - Saturday 02/12/2023 at 12pm. Unlock the potential in the heart of Springfield with this extraordinary 1-acre property, a golden opportunity for savvy investors and developers. Nestled in a highly coveted neighborhood, this property is an alluring prospect for those looking to subdivide the land or expand the existing residence. House Highlights: Charming 3-Bedroom, 1-Bathroom Brick Home: This well-built home provides a warm and inviting living space, with the added benefit of current tenants generating rental income of \$575 per week under a continuing lease – an instant return on your investment! Land highlights: This amazing property comprises of approximately 4047m<sup>2</sup> of residential property which offers a variety of further development / sub-division opportunities (STCA) for the astute purchaser. This land also has 20m (approx) of frontage. Endless Development Opportunities: Maximize your investment by subdividing the land or constructing additional residences to cater to the high demand for housing in Springfield. (STCA). Why Springfield? Prime Location: Springfield boasts a welcoming community, exceptional growth prospects, and close proximity to essential amenities. This suburb has experienced phenomenal growth over the last decade! Don't let this opportunity slip through your fingers. Contact us today to arrange a viewing and explore the endless possibilities this property has to offer. Your next big investment awaits!