

**598 King Georges Road, Penshurst, NSW 2222**

**House For Sale**

Wednesday, 12 June 2024

**PRD.**

598 King Georges Road, Penshurst, NSW 2222

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 689 m2**

**Type: House**



Dean Sperotto  
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## **\$1.2mill - \$1.3mill Guide**

Introducing a sterling opportunity for first home buyers and developers alike. The existing home features 3 bedrooms, a spacious garage/workshop, a flat block and landscaped backyard including an in-ground swimming pool and spa. This expansive, near level block of approximately 689 square metres with a 15.25-metre frontage also presents as a prime opportunity for a new duplex construction subject to council approval (STCA). An established easement on title for stormwater drainage through the rear property further underscores the developmental or new house appeal. Located only a few minutes' drive away from all of Hurstville's amenities including schools, Westfield's, shops, restaurants, buses and train. Features:

- 689 square metre near level block by 15.25m wide (approx.)
- Duplex Development Site (subject to council approval)
- Established easement for stormwater drainage
- Spacious 3-bedroom house, master with built in robe
- 1 garage, 2 undercover car spaces + off-street parking
- Landscaped backyard with inground swimming pool & spa
- Walking distance to Hurstville CBD, shops, schools and transport

\*\*\*\*DUE TO CURRENT ROADWORKS, PARKING IS ALLOWED ON THE PROPERTY\*\*\*\*