

**6-10 Elizabeth Street, Camden, NSW 2570**



**House For Sale**

Tuesday, 6 February 2024

6-10 Elizabeth Street, Camden, NSW 2570

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 3024 m2**

**Type: House**



Leo Guzman  
0420412047



Glen Craigie  
0401529930

## **Price Guide \$1,950,000**

Situated on a sizeable and rare 3,024sqm land parcel in Central Camden, presenting a prime development site with extensive value-add potential. The site's MU1 mixed use zoning provides incoming purchasers with a wide variety of development opportunities. This sought-after address offers convenient walkability to Camden's vibrant lifestyle which includes cafes, restaurants and boutique shopping options. - Rectangular 3,024sqm block across three residential lots- Zoning to explore various exciting development options- Light industries, medical centre, multi-dwelling housing (STCA)- Attractive cottage with period character and lots of charm- Open plan lounge and dining spaces highlighted by fireplace- Stone kitchen, stainless steel appliances, 900mm cooktop- Three bedrooms offer built in robes plus modern bathroom- Occupy immediately or invest with generous rental return- Secure one of the last extensive landholdings in Camden- Walk to Woolworths, Coles and various other specialty stores