

61 Hamilton Rd & 6 Harold St, Fairfield, NSW 2165

Laing + Simmons

House For Sale

Saturday, 4 May 2024

61 Hamilton Rd & 6 Harold St, Fairfield, NSW 2165

Bedrooms: 8

Bathrooms: 3

Parkings: 8

Area: 2024 m2

Type: House



Waleed Al Mnduobi
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AUCTION ON SITE - 01/06/2024 @ 01: 00 PM

ATTENTION BUILDERS, DEVELOPERS AND INVESTORS!!! An extraordinary opportunity presents itself: the chance to seize not just one, but two adjacent (back-to-back) properties nestled in the coveted heart of Fairfield. Conveniently located near all desirable amenities and the vibrant Fairfield offerings. Double properties, double entrances, double the returns and more than double the potential, subject to council approval. Currently, both properties are tenanted, generating a combined rental income of \$1,150 per week. THE DUAL DELIGHTS OFFERS: - Total land size of 2,024 sqm approx. - R4 Zone - High Density Residential - Frontage: 22.045m Approx. - Depth total: 91.8m Approx. - Total of 8 x Bedrooms, 3 x Bathrooms, 4 x Toilets, 2 x Garages & 6 x Car Spaces - Current combined rental income of \$1,150 per week

61 HAMILTON ROAD, FAIRFIELD: - Land Size: 1,012 sqm approx / Frontage: 22.045m approx. / Depth: 45.9m approx - R4 Zoning - High Density Residential - 4 x Bedrooms - 2 x Bathrooms - 5 x Car Spaces including garage

6 HAROLD STREET, FAIRFIELD - Land Size: 1,012 sqm approx / Frontage: 22.045m approx. / Depth: 45.9m approx - R4 Zoning - High Density Residential - 4 x Bedrooms - 1 x Bathrooms - 3 x Car Spaces including garage

What truly sets this opportunity apart is the immense development potential presented by the zoning of both lots. Offered as a package deal, these properties promise a lucrative venture for the savvy investor or developer. Opportunities like this are a rare find indeed. Do not miss out on this great opportunity!!! Will be sold at an auction or prior. For more information, please contact Waleed Al Mnduobi on 0449 044 229. Disclaimer: All information contained herein is gathered from sources we deemed or believed to be reliable. Laing + Simmons Fairfield do not warrant the accuracy of the information and interested persons should rely wholly on their own enquiries.