

**65 Station Road, Auburn, NSW 2144**



**Sold House**

Sunday, 13 August 2023

65 Station Road, Auburn, NSW 2144

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$1,120,000**

HS Partners Real Estate proudly introduce an incredible 3-bedroom house boasting a standout feature in its zoning and floor ratio. Nestled in an R4 zone, this property offers limitless possibilities, whether you dream of extending the existing dwelling or exploring development opportunities (STCA), providing an extraordinary canvas to materialise your vision. The advantageous 2:1 floor ratio further augments the potential, granting increased building capacity and maximising the land's value. Externally, the property offers a low-maintenance yard, a perfect space for outdoor activities, complemented by ample off-street parking, ensuring utmost convenience. Situated in the heart of Auburn, this home enjoys close proximity to a wide array of amenities, including shopping center, schools, parks, and a 700m walk from the local train station, providing ease of commuting. The vibrant local community adds to the allure, with its diverse dining, entertainment, and cultural experiences beckoning exploration. Don't miss out on this once in a lifetime opportunity and contact one of our friendly agents ASAP. Key features: \*\* 3 stunning and spacious bedrooms\*\* Situated in R4 zone and a floor ratio of 2:1\*\* Newly painted house, refreshed and attractive\*\* Endless options for local shops and restaurants\*\* 700m walking distance from Auburn Station

DISCLAIMER: HS Partners Real Estate has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. The video is for reference only, mainly based on actual viewing.