

7 Clements Parade, Kirrawee, NSW 2232

House For Sale

Friday, 12 April 2024

7 Clements Parade, Kirrawee, NSW 2232

Bedrooms: 2

Bathrooms: 1

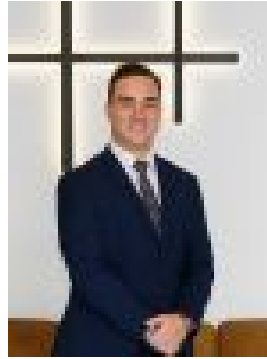
Parkings: 1

Area: 770 m2

Type: House



Peter Green
0295248477



Jordan Agullo
0295248477

Auction if not sold prior

Discover this good-sized property with R3 zoning, providing a workable 14.05m frontage and 770sqm easement-free block with a slight slope to the street. Nestled in a highly convenient location, just moments from South Village shopping centre, schools and efficient transport links. This property represents a valuable investment or family home opportunity. The existing brick, single-level home features two bedrooms, offering versatility for rebuilding or redevelopment (subject to Council approval.) The original home also offers an open-plan living space plus separate dining area, charming older-style kitchen, full bathroom and internal laundry. The expansive, sunlit yard enjoys a northern aspect. Additional separate lock-up garage enhances the practicality of the property. Positioned centrally, and promising real potential, this property is an exceptional investment opportunity in today's healthy property market. RATES: \$536/qtr, WATER: \$171/qtr Est. Land Size: 770sqm approx. 14.05m x 55.47m approx. + Original, brick, single-level home with side-access garage+ Open-plan living and dining areas+ Two bedrooms with built-in robes, full bathroom+ Separate lock-up garage via side access+ Knockdown now or possible future rental + Zoning R3, FSR 70:1 = potential Gross Floor Area (GFA) 539sqm+ Permissible use STCA- dual occupancy/duplex+ Slope to street block, convenient location, sunny aspect, easement free+ Close to South Village shopping centre, dining, schools and railway station