

75 Water St, Cabramatta West, NSW 2166



Sold House

Tuesday, 26 March 2024

75 Water St, Cabramatta West, NSW 2166

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 638 m²

Type: House



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\$1,455,000

An extremely rare opportunity to acquire an exceptional piece of real estate showcasing boundless development potential, value adding scope and strong capital growth in a highly desirable and tightly held location, this much-loved family residence is an impressive property that presents a once in a lifetime opportunity! Built with love and offered for the first time in three generations, it would continue to provide enjoyment and comfort as an ideal family home with a strong focus on convenient living and a central location in one of the best streets in Cabramatta West. Providing immediate access and only moments away from all essential services including the sought after Harrington Street Public Primary School, Cabramatta & Canley Heights CBD, as well as various family friendly recreational parks and reserves. Boasting an ideal rectangular parcel of land on dual lots with approximately 638sqm it provides a secure investment and development prospect with building flexibility for a new modern designer residence, granny flat potential or even a popular semi-detached duplex development (S.T.C.A.). Featuring an immense buy now and build later option, it provides temporary income for today and endless opportunities for tomorrow! An excellent property to secure for future generations that should not be overlooked, inspect today and be inspired!

Site Features:

- Land size of approximately 638sqm
- Dimensions: 15.0m x 42.5m
- Zone R2 Low Density Residential
- Potential duplex development (S.T.C.A.)
- Potential granny flat development (S.C.T.A.)
- Perfect rectangular and level block

Property Features:

- Well-appointed single level fibro residence
- Flexible layout offering 2-bedroom accommodation
- Main bedroom with oversized and elderly accessible en-suite
- Well-proportioned interiors offering spacious living
- Well-presented original dine-in kitchen and original main bathroom
- Double lock up garage with additional storage/workshop area
- Front patio and rear covered timber deck with accessibility ramp.