

76 Adderton Road, Carlingford, NSW 2118

House For Sale

Thursday, 11 April 2024

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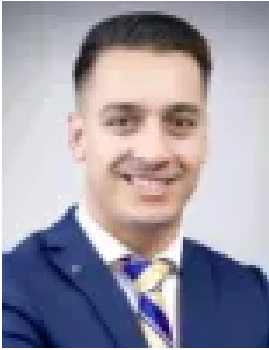
Bedrooms: 5

Bathrooms: 3

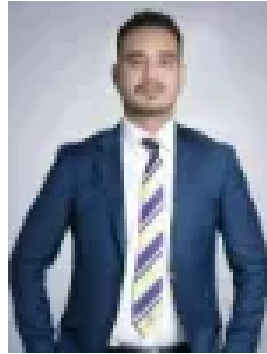
Parkings: 1

Area: 800 m2

Type: House



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AUCTION GUIDE \$2,100,000

Description: This property presents a prime investment opportunity in the heart of Carlingford, boasting a substantial land size of 800 m² and strategically located in the R3 zone, offering potential for child care and duplex. **Key Features:**

Strategic Location: Situated in a highly sought-after area of Carlingford, offering easy access to Parramatta Light Rail, enhancing connectivity to major transport hubs. **Zoning Potential:** Zoned R3, providing the opportunity for versatile development options such as child care facilities and duplex construction, catering to a variety of investment strategies. **Land Size:** With a generous land size of 800 m², there's ample space for creative development and expansion projects. **Proximity to Amenities:** Close proximity to essential amenities including schools, parks, shopping centers, and medical facilities, ensuring convenience for future occupants or clients. **Investment Potential:** With the dynamic growth and demand for childcare facilities and residential properties in the area, this property offers promising investment potential and capital appreciation.

Nearby Amenities: **Schools:** Carlingford Public School **Parks:** Cox Park **Shopping Centers:** Carlingford Court **Medical Facilities:** Ryde Hospital **Parramatta Light Rail:** Just a short distance away, providing seamless access to Parramatta and beyond. Don't miss out on this exceptional investment opportunity in Carlingford. Contact Roshan on 0411 741 378 today to arrange a viewing or for more information.