

84 Miller Street, Mount Druitt, NSW 2770



Sold House

Friday, 1 March 2024

84 Miller Street, Mount Druitt, NSW 2770

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 846 m2

Type: House



Sally Muirhead
0296771131



Reg Murray
0296771131

\$1,101,000

Nestled on a generous corner block spanning 846sqm and boasting an R2 zoning for low-density residential, this property offers an enticing canvas for development opportunities. Whether you're an astute investor or a savvy homeowner looking to capitalise on potential, this property presents a myriad of possibilities. The existing three-bedroom clad home exudes charm and practicality, featuring polished floorboards, high ceilings, and thoughtful touches throughout. Two bedrooms come complete with built-in wardrobes, catering to your storage needs, while the split system air conditioning ensures year-round comfort. As you explore the layout, you'll discover a spacious formal lounge ideal for hosting gatherings, complemented by an additional family room for relaxed everyday living. The combined kitchen and dining area seamlessly connect to the expansive backyard, offering ample space for outdoor activities and future enhancements. One of the standout features of this property is its development potential. With the R2 zoning in place, there's scope for various projects that could maximise the land's value. Potential developments include:- Explore the possibility of subdividing the land to create multiple dwelling opportunities, such as duplexes, subject to council approval.- Consider adding a granny flat to the existing property, providing additional rental income or accommodation options for extended family members.- Take advantage of the existing structure by renovating and extending the home to create a more substantial residence or to incorporate modern amenities and features.- Investigate the feasibility of constructing a second dwelling on the property, allowing for dual occupancy arrangements.- Subject to council regulations and approvals, explore the option of developing a boarding house or a small-scale apartment complex to cater to the growing demand for affordable housing options. Additionally, the detached garage, cleverly converted into a retreat, offers further flexibility for potential development or utilisation, such as a home office, studio, or additional accommodation space. Conveniently located just a stone's throw away from Mount Druitt CBD and an array of local amenities, including shops, schools, and transport links, this property presents an exceptional opportunity for those looking to invest in their future. With its blend of comfort, convenience, and development potential, seize the chance to make this property your own and unlock its full value. Don't miss out on this rare find! Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided, and interested parties must solely rely on their own inquiries.