

11 Hammers Road, Northmead, NSW 2152



House For Sale

Wednesday, 3 April 2024

11 Hammers Road, Northmead, NSW 2152

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Type: House



Giorgio Koula
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Daniele Onofaro
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Auction

Very comfortable for today and promising an even brighter long-term future, this charming weatherboard home presents an outstanding opportunity now with the opportunity to expand, allowing potential buyers an opportunity to buy a well-proportioned house & land package in the popular Northmead market. This is a standout property that will spark the interest of those looking to acquire a well-presented residence with immediate live-in or rent out options, plus scope to increase value with a rebuild or development option, taking full advantage of its size and location (STCA). This quiet street is ideally positioned close to Northmead's quality schools, shopping and amenities, with Parramatta's thriving transport, shopping and dining precinct around 10 minutes away. Prime 1,201sqm (approx.) level landholding with a huge 19.51m frontage, an ideal northerly rear aspect and an expansive backyard. Generous single-level layout featuring three generously-sized bedrooms. Well-presented throughout and retaining many original 1920s details. Spacious living and dining areas plus a large eat-in gas-fitted kitchen. Side driveway access to a double lock-up garage and workshop space. Expansive attic-level storage rooms, traditional front verandah and back porch. Potential duplex site that would maximise future value (subject to approval) Excellent potential to renovate, add a second level or rebuild (STCA). R2: low-density residential, height of buildings 9m, floor space ratio 0.5:1. Easy access to major motorways and the Westmead Hospital precinct. Land Size 1,201sqm (approx.) Water Rates: \$212.15 per quarter (approx.) Council Rates: \$500.00 per quarter (approx.)