

12 Monie Avenue, East Hills, NSW, 2213

House For Sale

Saturday, 14 September 2024

12 Monie Avenue, East Hills, NSW, 2213

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Tim Mutton

Prime Development Opportunity

Located a short 5 minute walk to East Hills Train Station & shopping village is this unsurpassed and a rare opportunity to acquire a parcel of land of this size in the River side suburb of East Hills. This impeccably maintained home offers open and spacious living areas, three bedrooms with built-in wardrobes, and a modernised bathroom. The kitchen features gas cooking & an abundance of cupboard space, Ducted reverse cycle air conditioning, Outside, a large, family-friendly backyard completes the picture, ideal for entertaining all year round, making this property even more appealing.

Perfect for a developer, rent now with the option to build two freestanding homes later or a child care facility (subject to approval), offering an approximate annual rental return of \$45,000 or simply move in and make it your own.

Features of the property include:

- Three bedroom home, all with robes
- Rentable till you complete building design & application
- Block clear of any storm water & sewer main easements
- R2 Zoning | 20.17m Frontage
- Lockup garage & double carport

This unique property presents a great opportunity for those looking to landbank, renovate, rebuild or sub-divide (STCA) in this highly sought-after pocket of East Hills.

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Property Code: 502