

# 14 King Street, Appin, NSW 2560



## House For Sale

Thursday, 14 March 2024

14 King Street, Appin, NSW 2560

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 2023 m2

Type: House



Lee Friend

0246277728

## Contact Agent

Sitting on an expansive and versatile half-acre block, just over 2000 square metres of picture-perfect Appin land, 14 King Street represents a fantastic opportunity for investment with great potential for further development. It sits in a prime location within direct walking distance of the Appin town centre, including the Appin Hotel, local parks, and Appin Public School. 14 King Street comes pre-approved for subdivision, allowing its 2000 square metres to be split into two equal halves, meaning a massive potential return on investment. It comes currently equipped with a bright and pleasant three-bedroom family home, boasting an open central kitchen, dining and lounge area with air conditioning; comfortable bedrooms; a drive-through double garage; and an amazing detached multi-room mancave or work shed, perfect for a whole range of uses. With the primary dwelling already proving itself as a reliable rental income, 14 King Street offers the prospective buyer with an exciting opportunity to capitalise on the DA subdivision approval for further return on investment. Be sure to contact Lee Friend today to find out more about this wonderful property. Features include:

- Land size – 2000 square metres, half acre
- Primary three-bedroom dwelling: bright and spacious, comfortable, with double garage and detached multi-purpose mancave – currently being rented out
- Already DA approved for subdivision into two 1000sqm blocks
- Walking distance to Appin town centre, including Appin Public School, the Appin Hotel, and local parks\*

Please note that all online enquiries require a contact number AND an email address. Enquiries that do not have this information may not receive a response.\* Photo identification must be presented to the agent/agents by all parties at any inspections or prior. Disclaimer: The information contained herein has been provided by sources we believe to be reliable however, all interested persons should rely on their own enquires.