

20 Pegler Avenue, South Granville, NSW, 2142

Raine&Horne.

House For Sale

Thursday, 17 October 2024

20 Pegler Avenue, South Granville, NSW, 2142

Bedrooms: 3

Bathrooms: 1

Type: House



Jenny (Qi) Zhang
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Francis Wong
0298712788

Most Desirable R4 Development Site with Complied Developement Certificate (CDC)

Discover the endless potential of this property at 20 Pegler Avenue, South Granville, situated on a generous 626sqm block in one of the area's most sought-after streets. This property is an exciting prospect for investors and developers alike, with R4 zoning offering potential for future redevelopment (S.T.C.A.). Set in a peaceful, wide, and leafy street, this home is surrounded by modern new builds and offers an incredible canvas for those looking to capitalize on the area's growth. A draft CDC is prepared to build a 5-bedroom two storey modern house , a two bedrooms granny flat and a detached studio.

This existing property features 3-bedroom,a spacious, sun-filled lounge room, an original kitchen, and a large backyard that opens up numerous possibilities. Well-positioned close to schools, shops, and transport, it's an ideal opportunity for buyers looking to invest or redevelop in a prime location.

Key features:

- CDC for a 5-bed modern house, a Granny Flat and a Studio
- Existing home with 3 bedrooms, spacious living, dining
- Original kitchen with gas stove and functional layout
- Original bathroom with shower and toilet, adjacent to laundry
- Large, level backyard perfect for entertaining or future development
- Driveway access with ample off-street parking
- Positioned on the high side of the street on a 626sqm block with R4 zoning

Location highlights:

- 2.5 km to Granville Station (approx. 5 min drive)
- 1.5 km to Woolworths Granville (approx. 4 min drive)
- 500 m to Granville East Public School
- Close to Granville Boys High School (2.4 km) and Auburn Girls High School (3.7 km)

With its unbeatable location and immense potential, this property is an exceptional investment opportunity. Whether you're looking to develop, renovate, or secure a solid rental income, 20 Pegler Avenue offers flexibility and promise. Don't miss your chance to contact us and explore the possibilities it holds.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of the information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable.