

**21 Park Ave, Tahmoor, NSW, 2573**

**House For Sale**

Thursday, 22 August 2024

21 Park Ave, Tahmoor, NSW, 2573

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Lee Friend

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## **An investor's dream opportunity**

Presenting a rare opportunity for developers to capitalise on the fast-growing Tahmoor region, 21-23 Park Avenue offers investors the chance to develop with four quality lots available and ready to go. The address has been DA approved for subdivision into four lots, varying from 700sqm to 978sqm, on a total block size of 3339sqm, with each lot acting as an attractive choice for development of a family home.

This premium location is situated amongst exciting new land development projects in Tahmoor and is conveniently located within easy access of local parks, Tahmoor Town Centre and shopping options, Tahmoor Public School, Tahmoor Station, and more! It also offers quick access to the Old Hume and M31 Highways, meaning it's just a short 7-minute drive to Picton, and 30-minutes to Campbelltown.

The property is currently occupied by tenants, providing a steady rental income while your plans are being finalised. You'll find no greater opportunity for development, particularly in such a fantastic location which is quite attractive for families. Give Lee Friend a call ASAP to discover more about what you can do with 21-23 Park Avenue.

Features include:

- Total land size: 3339sqm
- DA approval for subdivision into four lots of: 700sqm, 700sqm, 961.5sqm, 978.2sqm
- Each lot boasts a north-facing backyard, NBN connection, town water, sewer and power
- Highly attractive location for families, close to Tahmoor Town Centre, Tahmoor Public School, Tahmoor Station; short trip to Picton and Campbelltown

\* 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.