

**25 Birdsville Crescent, Leumeah, NSW 2560**



**House For Sale**

Saturday, 29 June 2024

25 Birdsville Crescent, Leumeah, NSW 2560

**Bedrooms: 3**

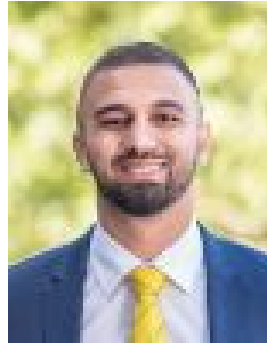
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Josh Braithwaite  
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0402532987

## **Auction || Unless Sold Prior**

CONTACT JOSH BRAITHWATE FROM THE MERJAN GROUP TODAY FOR AN INSPECTION ON 0402 532 987! Located in the heart of Leumeah, 25 Birdsville Crescent offers an exceptional opportunity for homeowners and investors alike. This 3-bedroom, 1-bathroom residence comes complete with a single-car garage, set on a generous 708sqm block with an approximately 17 meter frontage. Whether you're looking to move in or capitalize on the approved plans for a knockdown and rebuild, the potential here is immense. The property is in the process of being granted approval for the construction of two detached duplexes, making it a prime candidate for redevelopment. Nestled in a family-friendly neighborhood with easy access to local amenities, schools, and public transport, this versatile property promises both immediate comfort and future growth. Don't miss your chance to secure a substantial parcel of land with boundless possibilities in a sought-after locale. Key Features:- Duplex Site - Approval in process for two detached house with Torrens title subdivision - Approval in process for two separate lot subdivision - 4.2km to Campbelltown Performing Arts High School- 7km to Macarthur Square- 2.5km to Leumeah Train Station- 700m to Minto Mosque and Zahra Gramma School