

# 25 Simpson Avenue, Casula, NSW 2170

## House For Sale

Thursday, 25 January 2024

25 Simpson Avenue, Casula, NSW 2170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 588 m2**

**Type: House**



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## Auction

Attention developers! This is an exceptional opportunity to acquire a prime piece of real estate in the sought-after suburb of Casula. This family-oriented property is poised for development, offering a generous land area of 588.00 sqm, is a blank canvas ready for your next project. Already approved making it an ideal investment for those looking to capitalize on the growth and potential of this thriving area. The existing structure is a comfortable 3-bedroom home with 1 bathroom and garage. While it is perfectly liveable as it is, the true value of this property lies in its potential. The generous land size offers ample scope for expansion, whether you're considering a multi-dwelling development, or a luxury family home. Take the next step in your property development journey with this prime piece of real estate. DA features: -? Approved for 2x four-bedroom duplexes -? Lapsing in 2027 -? Property Features: -? 588sqm and approx. 17m frontage -? Three bedrooms -? Main bathroom and additional toilet -? Separate laundry -? Timber floor boards -? Double garden shed

DISCLAIMER: While LJ Hooker Bankstown have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. LJ Hooker Bankstown urges prospective purchasers to make their own inquiries to verify the information contained herein.