

**3 Ismay Ave, Homebush, NSW, 2140**



**House For Sale**

Thursday, 22 August 2024

3 Ismay Ave, Homebush, NSW, 2140

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## EXCEPTIONAL OPPORTUNITY IN FUTURE HIGH GROWTH ZONE ON 663sqm | \$2,000,000

Earmarked as the hottest inner-west growth pocket with a flexible medium density zoning, this entry level property is destined to be the perfect investment prospect. The current home consists of two bedrooms and a functional bathroom serviced by a large living & dining area. Its location is close to the lifestyle amenities of North Strathfield, Homebush, Sydney Olympic Park & Concord.

### Features:

- Current home in need of a complete makeover/extension/2nd floor stca
- Park-like grounds earmarked for future development, R3 medium density
- Separate lounge room and dining zone, high ceilings, family laundry
- Orientated to the north for ample ambient light throughout the day
- Tranquil family friendly street just meters to the Bakehouse Quarter
- Positioned on a substantial 663sqm land parcel with no easements
- Walk to North Strathfield train station, Concord Road shops & schools
- Leased to stable tenants looking to stay whilst you design your new home
- Walk to Sydney Olympic Park, Bi-Cenntenial Park/walkways/cycleways

Parramatta Road Growth Precinct: This property falls under this growth precinct and the property is expected to have development uplift in late 2022 or early 2023. \*subject to state government approval