

32 Pritchard Street, Mount Pritchard, NSW 2170



House For Sale

Saturday, 29 June 2024

32 Pritchard Street, Mount Pritchard, NSW 2170

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



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Auction

Welcome to 32 Pritchard Street, Mount Pritchard! This original red brick home situated on a 1012sqm block provides the perfect opportunity for the astute investor or builder to knock down and rebuild, subdivide, renovate and build a granny flat or build a duplex (STCA). Located in a quiet neighborhood, on Mount Pritchard's best streets, this home is positioned on the high side of the street. With all amenities close by, an opportunity for a site like this is extremely hard to come by. Whether you're a builder or investor seeking immediate rental returns and the option to knock down and rebuild with multiple options (subject to council approval) this property offers versatility and value. Potential rental income of \$900-\$950 per week. Featuring:

- 1012sqm block
- 20m frontage
- Positioned on the high side of the street
- Opportunity to knock down rebuild
- Granny flat potential (STCA)
- Potential to subdivide into 2 lots (STCA)
- Duplex potential (STCA)
- Original 3 bedroom, 1 bathroom home
- Located on one of the best streets in Mount Pritchard
- Positioned on the higher side of the street - great elevation