

36 Lions Avenue, Lurnea, NSW, 2170

LJ Hooker

House For Sale

Thursday, 1 August 2024

36 Lions Avenue, Lurnea, NSW, 2170

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Muhammad Sarmini
0297509244

Easement Free Block with Duplex Potential, Wide 17m Frontage, 639sqm

Discover the perfect canvas for your dream home or next development project on this large easement-free block of approximately 639sqm land with an expansive 17.37metre frontage! Enjoying a desirable sunny north facing aspect and offering plenty of scope to invest now, re-develop Duplexes and future capitalise or build your very own dream home (STCA). Whether envisioning a luxurious family haven or a lucrative development opportunity, seize the chance to create something truly extraordinary in a convenient and desirable locale directly opposite to recreational Lions Park.

- Three (3) bedrooms, large front verandah overlooking parklands
- Spacious open plan living, kitchen and dining area, split system air conditioning
- Updated kitchen with breakfast bar, tiled floors throughout
- Deep child friendly rear yard
- Driveway way to secure carport leading through to tandem garage/workshop
- Land 639sqm approx. with wide 17.37m frontage approx.
- Zoned R3 Medium Density Residential
- Duplex / Development Potential (subject to council approval)

Ideally situated within close proximity to a variety of local schools, train and bus services, recreational parklands, cafes, restaurants and main shopping facilities of surrounding area.

Address: 36 Lions Avenue, Lurnea

Auction: Saturday 24th August 2024, Onsite at 10:30am

Inspect: As advertised or by appointment

Contact: Muhammad Sarmini 0403 750 917 or muhammad@ljhbl.com.au