

# 5 Edward Street, Kingswood, NSW, 2747



## House For Sale

Friday, 9 August 2024

5 Edward Street, Kingswood, NSW, 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Justin Cohen  
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## 651m2 R3 CORNER BLOCK IN PRIME GROWTH TERRITORY

What a superb location! Literally around the corner from Western Sydney University, close to the Nepean District Hospital and convenient to the M4 motorway. Ready for minor works that will deliver a great return on investment this solid brick veneer home is ideally positioned in the generous corner block and has terrific development upside (STCA). Think secondary dwelling/granny flat, duplex or even boarding/manor house under SEPP 2021 (Housing). Features include:

- Three bedrooms, each bedroom is larger than average
- Plenty of natural light; Hardwood flooring throughout
- Great shape block for secondary dwelling/granny flat
- Total area 651m<sup>2</sup>, approx. 27.3m wide x 24.8m deep
- Level block, two street fronts to Edward St. & Edith St.
- Detached lock up garage with side access and carport

Savvy buyers looking for a property with further potential should move quickly. It's rare to come across a corner block where the primary dwelling is perfectly positioned to one side, leaving an abundance of space to build a secondary dwelling achieving that all important sense of segregation and privacy of aspect between the two dwellings.

The contract for sale and other information including a FAQ sheet can be obtained simply by sending your enquiry. Hit the "Get in Touch" - "Send Enquiry" or "Email Agent" buttons on the major portals. (full name, email and mobile ph. no. required to successfully retrieve the documents).

\*Disclaimer: We have obtained all information in this document from sources we believe to be reliable, however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out and rely entirely upon their own investigations. References to current and future development are subject to council approval (STCA) and the property is being sold in its current condition without D.A. approval for development.