

**5 George St, Kingswood, NSW, 2747**

**House For Sale**

Friday, 16 August 2024

5 George St, Kingswood, NSW, 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Sit & Forget.

Aspirations in developing but don't have the budget to match? This 3 bedroom home sits on the fringes of one of the fastest growing pockets in Sydney and suits as the perfect first investment or development. Having undergone a recent renovation, this 3 bedroom home also suits as the perfect first home or investment whilst having the development upside for years to come.

Standout features include:

- The substantial 600.7sqm block benefits from being zoned R3 (medium density) which allows for developments such as Boarding houses, townhouses Duplex, Medical practices, Childcare centres, and a range of other options (STCA). The amount of these developments that have been built in this pocket alone is evidence that you're investing in the right location.
- The home has recently undergone a full internal renovation. Sporting a brand-new kitchen, further complimented by fresh paint and new flooring throughout.
- The house is already home to great long term tenants who provide a handy return of \$495 per week whilst you wait for approvals.
- One shared bathroom and an additional separate toilet

The true value of this home is in the location, being only 1.7km from the rapidly growing Nepean Hospital and surrounding medical facilities, 600m from Western Sydney University and 1.3km from Kingswood Station. Given the amount of both private and government spending in this area you can be confident you are investing in the future!

Disclaimer: We have been furnished with the above information however, PRD Penrith & PRD Blue Mountains gives no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided. All interested parties are responsible for their own independent enquiries in order to determine whether or not this information is in fact accurate.