

**56 Pritchard Street, Mount Pritchard, NSW, 2170**



**House For Sale**

Thursday, 22 August 2024

56 Pritchard Street, Mount Pritchard, NSW, 2170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Subdivision Block in Mt Pritchards Premier Street - DEPOSIT TAKEN!!

Welcome to 56 Pritchard Street, Mount Pritchard! This classic red brick residence, set on a generous 1007sqm block, presents an exciting opportunity for investors and builders. Whether you're looking to knock down and rebuild, subdivide, renovate, add a granny flat, or develop a duplex (subject to council approval), this property offers numerous possibilities.

Nestled in a tranquil neighbourhood on one of Mount Pritchard's premier streets, this home enjoys an elevated position with excellent proximity to local amenities. Opportunities like this are rare, making it an ideal investment.

For builders and investors, the property promises flexibility to explore various development options.

Property Features:

- ❑ 1007sqm block
- ❑ Large street frontage
- ❑ Elevated position on the high side of the street
- ❑ Potential for demolition and new construction
- ❑ Possibility for a granny flat (STCA)
- ❑ Option to subdivide into 2 lots (STCA)
- ❑ Duplex development potential (STCA)
- ❑ Situated near newly built luxury homes
- ❑ Located on one of Mount Pritchard's most sought-after streets

For further information or to book a private inspection contact Dejan Gajic on 0429 507 176

Disclaimer:

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own inquiries. Images and furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.