

**62 & 62A Aberdare Street, Kitchener, NSW 2325**



**House For Sale**

Wednesday, 26 June 2024

62 & 62A Aberdare Street, Kitchener, NSW 2325

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Jackson Manning  
0406242784



Tony Gough  
0435859364

## Preview

Presenting a unique and lucrative investment opportunity in a prime location, perfect for developers, renovators, or savvy investors. This expansive 1012 m<sup>2</sup> block features two homes, offering endless potential and flexibility. Front Home: • 2 Bedrooms • 1 Bathroom • Requires extensive renovation or could be a perfect candidate for a complete knockdown and rebuild • Great potential to design your dream home or develop a modern, high-demand property Rear Home: • 3 Bedrooms • 2 Bathrooms • In relatively good condition but requires some TLC to bring it to its full potential • Ideal for immediate occupancy while planning the future of the front property Both homes boast a strategic layout on the block, providing ample space for future development or landscaping. The vast block size offers the possibility of further subdivision (subject to council approval) or creating a stunning dual-living arrangement. Key Features: • Expansive 1012 m<sup>2</sup> block • Endless opportunities for renovation, development, or investment • Prime location with easy access to local amenities, schools, and transportation • Perfect for developers, renovators, or investors looking for a high-return project This dual-property offering must be sold, presenting a rare chance to secure a versatile and potentially lucrative investment. Don't miss out on this exceptional opportunity to create your vision. Contact us today for more information or to arrange a viewing. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.