

# 756 Henry Lawson Drive, Picnic Point, NSW 2213

## House For Sale

Tuesday, 5 March 2024

756 Henry Lawson Drive, Picnic Point, NSW 2213

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 4160 m2**

**Type: House**



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## Auction

On offer is one of the region's largest waterfront properties ready to fulfil its full potential! The real gem of this property is the location. Situated in Picnic Point, this suburb is known for its serene environment, family-friendly neighbourhood, and within proximity to amenities. The property's elevated position provides unobstructed, panoramic water views, offering potential for a high-value development project (S.T.C.A). Moreover, the huge land area of approximately 4,160sqm provides ample space for creative and innovative development designs, this property provides the canvas for your masterpiece (S.T.C.A). The property currently features a well-maintained home with 3 spacious bedrooms, a functional bathroom, and double lock up garage. The existing infrastructure could be renovated or redeveloped to maximise the potential of this prime location. This is a rare opportunity to secure a prime development site in Picnic Point with water views. Don't miss out on the chance to transform this property into a highly desirable residential development.

Property Features: - Exclusive and desirable location on the banks of the Georges River - Elevated waterfront position on a parcel of 4,160sqm (approx.) - Three bedroom brick home - Tidy kitchen and bathroom plus double lock up garage with ample storage - Entertaining deck where you can enjoy the district's best view - Potential to build your dream residence or high-end boutique subdivision (S.T.C.A) - Commanding 25m street frontage with ample off-street parking with easy access - Moments to bus stop, schools, shops, local transport and riverfront parkland

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