

# 96 Flowerdale Road, Liverpool, NSW 2170



## House For Sale

Tuesday, 2 July 2024

96 Flowerdale Road, Liverpool, NSW 2170

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 799 m2**

**Type: House**



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## New to Market

Seize the chance to acquire a prime piece of real estate in a highly sought-after location. This tenanted residence, situated on a substantial 799sqm parcel with a 20-meter frontage, presents an exceptional opportunity for developers, builders, investors, and business owners. With the added benefit of R3 zoning, the potential for a triplex subdivision (STCA) is within reach, and the expired DA-approved plans offer a promising glimpse into a lucrative future.

**Key Features:-**

- **Developer's Dream:** Expansive 799sqm parcel with a generous 20m frontage, ideal for development.
- **Immediate Cashflow:** Currently leased with a potential up to \$960 per week, providing a steady income stream while you plan your next move.
- **Convenient Parking:** Double LUG and tandem off-street parking ensure ample space for vehicles.
- **Spacious Living:** Well-presented interiors with generous living spaces, perfect for attracting quality tenants or future buyers.
- **Landscaped Grounds:** Level lawns at both the front and rear enhance the property's appeal.
- **Development Potential:** Expired DA-approved plans for a profitable 3 lot subdivision.
- **Prime Location:** - 5-minute walk to Liverpool West Public School. - 6-minute drive to the train station, shops, and eateries. - 6-minute drive to the M5, offering an easy commute to Sydney. - Nestled amid parklands and popular school catchments, making it a desirable location for families and professionals alike.

Don't miss this rare opportunity to invest in a property that combines immediate income potential with exciting development prospects. Contact us today to arrange a viewing and explore the possibilities this prime piece of real estate has to offer. Make your mark on Liverpool's thriving real estate market with this exceptional investment opportunity!