

**Rae St, Birmingham Gardens, NSW, 2287**

**House For Sale**

Friday, 9 August 2024



**Rae St, Birmingham Gardens, NSW, 2287**

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**



## **Prime Land Opportunity in Birmingham Gardens: Includes near new council approved Granny Flat!**

Unlock the potential of this exceptional land parcel nestled in the heart of Birmingham Gardens. Spanning 695.6m<sup>2</sup>, this rare offering comes with a unique advantage – a pre-built 2-bedroom granny flat, presenting endless possibilities for savvy investors or homeowners alike.

Whether you're looking to build your dream home now or in the future, this property provides unparalleled flexibility. With the existing granny flat generating rental income, you can offset holding costs while you plan and construct your ideal residence. Alternatively, live comfortably in the granny flat while you oversee the construction of your new home.

### **Key Features:**

- Expansive 695.6m<sup>2</sup> block in sought-after Birmingham Gardens
- Includes a ready-to-rent 2-bedroom council approved granny flat
- House cleared, offering a blank canvas for your dream home
- Prime location close to amenities, parks, and transport
- Flexible options for investors and owner-occupiers
- Seize the opportunity to secure your future in this thriving community
- Power and water connected to granny flat and available for the land parcel

Don't miss out on this rare chance to secure a piece of Birmingham Gardens with the added bonus of a free granny flat.

Contact us today on 02 4958 8555 to arrange a viewing and start planning your future on this remarkable property!