

# Lot 6-8, Mangrove Circuit, Marsden Park, NSW 2765



## Sold Residential Land

Saturday, 24 February 2024

Lot 6-8, Mangrove Circuit, Marsden Park, NSW 2765

Area: 1130 m2

Type: Residential Land



Harvinder Bedi

**\$1,175,000**

More Properties Required, Buyers Ready with Approved Finance!! 8 Mangrove Cct Marsden Park 611sqm corner lot Sold for \$1,175,000 6 Mangrove Cct Marsden Park 520 regular lot Sold for \$1,033,500 In the heart of Marsden Park, a 611 square meter corner block sits, a blank canvas ripe with potential. Registered and vacant, it beckons both seasoned builders and astute owner-occupiers alike with its promise of opportunity. For the builder, the appeal lies in subdivision. (Subject to Council Approval). With the vision to split the land and construct two distinct homes, the prospect of maximizing profit through careful planning and execution is tantalizingly real. Conversely, the savvy owner-occupier sees not just a property, but a pathway to financial stability. By building two houses (STCA), they envision living in one while renting out the other, creating a source of passive income that complements their lifestyle. Additionally, the space allows for the potential addition of a swimming pool (STCA), enhancing their own quality of life while increasing the property's value. Furthermore, the option to construct a granny flat (STCA), offers flexibility for extended family members or additional rental income. As the sun sets on the vacant block, it stands as a symbol of endless possibilities. Whether it's for profit-driven ventures, strategic investment, or fostering connections within a community, this land embodies the potential to fulfill diverse aspirations and build futures filled with promise. For more information please call Harvinder Bedi on 0412 127 549 or meet the agent on site as per advertised timings. For finding the school catchment, please click on the following link: <https://education.nsw.gov.au/school-finder> Disclaimer: Every precaution has been taken to establish accuracy of the information on this site, but does not constitute any representation by the vendors or agent. All information contained in the images is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries