

**36 Cabbage Gum Avenue, Denham Court, NSW 2565** **Urban.** Real Estate

## Residential Land For Sale

Thursday, 4 July 2024

36 Cabbage Gum Avenue, Denham Court, NSW 2565

Area: 375 m2

Type: Residential Land



Saurabh Robin Kalra  
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## For Sale

Welcome to 36 Cabbage Gum Avenue, Denham Court! This 375m<sup>2</sup> flat, north-facing DA approved land for 39sq home with a generous 12.5m frontage is the perfect foundation for your dream home. Located in one of Denham Court's most sought-after areas, this prime location offers everything you need to build a life of comfort and convenience. Key Features:- Land Size: 375m<sup>2</sup>- Frontage: 12.5 meters- Orientation: North facing for optimal natural light- Top Location: In the heart of Denham Court- DA Approved: for Double storey 39 square home. Enjoy the benefits of living in a thriving community with easy access to essential services and recreational facilities. This is a rare opportunity to secure a premium block in a rapidly growing area.- 5-minute walk to buses going to Leppington train station- 3-minute drive (1.1km) to Goodstart Early Learning Willowdale (Approx)- 3-minute drive (1.1km) to Denham Court Public School (Approx)- 3-minute drive (1.4km) Jamboree Avenue Playground (Approx)- 4-minute walk (1.8km) to Needlebush Avenue Playground (Approx)- 4-minute drive (1.9km) to Willowdale Shopping Centre (Approx)- Quick and easy access to both the M5 and M7- 17-minute drive (13km) to Campbelltown (Approx)- 22-minute drive (14km) to Liverpool (Approx)- Close to the future western Sydney airport For further information or to make an offer, contact Saurabh (Robin) Kalra on 0450 679 021. Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy, and interested persons should rely on their own enquiries. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.