DEVELOPERS TAKE NOTE ..Auction ON SITE...Cul de sac position, central location.

Clean block with wide frontage in central location.

588.1 sq metres with 17.68 mtr frontage x 33.52 mtr depth

Zoned R3 Medium Density Residential.

You will probably not find a better location to build your project (STCA).

Close to leading schools, local shopping centre, railway station and awesome proximity to M5 & M7 motorways.

An older style home ready for the D9 Dozer although you could probably still rent it out for a few years until you're ready.

You can see in the photos there is a duplex pair under construction immediately next door & on the exact same size lot with same frontage.

The property **will be sold** by way of an **on site Auction** this Saturday 13th November, 2021 @ 10.00am (previously advertised as on-line & has been shifted to on site)

You need to bid to buy it!
Contact agent for further information.
Mark Sawyer 0408 656 126 or email mark@aliverealty.com.au
The seller reserves the right to bring forward the auction or sell prior to auction. Please be aware that webpage enquiries require a contact number and email address. Enquiries that do not have this information may not receive a response. Disclaimer:"We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations..."

NSW Health Orders prospective buyers are allowed to inspect properties. COVID safe viewings with all parties attending required to QR Code when checking into the property, face masks must be worn by adults and only limited numbers will be allowed to view the property internally at any one time. If you have to wait please socially distance and apologies in any

3 1 2 588m2

Price	SOLD for $994,000
Property Type	Residential
Property ID	108
Land Area	588 m2

Agent Details

Michelle Murray
michelle@aliverealty.com.au
0403 195 465

Office Details

Alive Realty
0403 195 465

ALIVE REALTY
Connecting people, homes and possibilities

delays.

Note: In lieu of the current COVID-19 (CoronaVirus) crisis; rest assured that we will be working in accordance with the advice and guidance of the Government. We are committed to operating within these new restrictions. We remain focused on the health and safety of the public, staff and local communities and responding to the situation as it evolves daily. Social distancing will be required to be maintained at all inspections with no physical contact. Hand sanitiser will be available on site. Note well:

1. Those who are feeling unwell may not enter the home.
2. Those who have been overseas or in close contact with a confirmed case of COVID-19 in the last 14 days may not attend the home.
3. If an attendee has been diagnosed with COVID-19 within 14 days of attending the home they must contact the Sales Agent immediately.
4. We are discouraging physical contact, so please refrain from doing so.
5. You will need to provide your details at the inspection & for our register so that you may be contacted if needed.
6. Documents pertaining to this property, such as contracts and brochures may not be on display but provided by email.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.