







Sold with 7 registered bidders competing!

Sold at auction with 7 registered bidders competing bright & early Sunday morning!

A clean block without easements to contend with.

Zoned R3 Medium Density Residential & approximately 594 sq mtrs with a wide 17.1 mtr frontage

First time offered to the market in over 60 years.

According to the seller, the home has experienced a footing failure as well as extensive white ant damage to the garage & is surely ready to be bulldozed. Don't even bother looking inside as you will knock it down completely & begin again. In fact, no inspections are programmed due to the nature of the property.

The old saying is: "Buy the worst home on the best street" & the location of this property is exceptional; located (approximately as the crow flies) 500 metres to Casula Mall, 1klm to Casula High School & 370 mtrs to the Public school, with easy access to the M5 & M7 motorways. Within walking distance to Casula station, 3 houses from a children's playground and huge playing field where you can watch soccer matches, cricket, or ride your bike.

The 'cream will rise to the top' when you build your dream here or perhaps you might even be able to gain approval for a higher use STCA, however we recommend that you rely upon your own enquiries in this regard.

The property will be sold at auction on Sunday 1st May, 2022 @ 9.30am.

Contact agent for further information or to request a contract of sale.

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

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

3 1 2 594m2

Price	SOLD for $1,000,000
Property Type	Residential
Property ID	116
Land Area	594 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

investigations…"

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 current 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 any inspections with no physical contact. Hand sanitiser will be available on site & mask wearing is encouraged.

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.