

1 Sandown Cl, Casula







Cracking good opportunity!

Literally, this is a cracking good opportunity!

R3 Medium Density Zoning with two street frontage.

This home is in a state of disrepair, with significant cracking at numerous locations and needless to say, it would require an expert to rectify the issues.

Call your engineer, call your mates in the building trade and pick their brains; or simply just knock the home down and redevelop the site (stca). Perhaps a duplex style redevelopment or terrace houses (subject to council approval); your call and you decide!

Situated on a corner block with 22 mtr & 17 mtr frontages respectively & all within a very easy stroll of Casula Mall; makes this a 'no brainer'.

On the corner of two quiet cul de sac situations in a quality area!

You would be crackers to miss this cracking good opportunity!

Regrettably with current covid restrictions; inspections will be difficult to arrange for every single prospective buyer / enquiry; and as you can see this property is not for the feint hearted!

Therefore we ask you to provide as much information to us regarding your requirements & your likely budget for this property in any subsequent correspondence with us, in order for us to be able to arrange / escalate a private inspection for you.

Auction on site Saturday 31st July, 2021 @ 2.30pm (subject to covid restrictions otherwise the auction will be conducted on-line).

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..."

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

3 1 2 725m2

Price	SOLD for $1,120,000
Property Type	Residential
Property ID	96
Land Area	725 m2

Agent Details

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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.