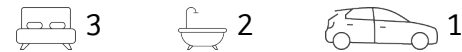




**Development Potential in Prized Location!**



## 63 Lord Street, Cabramatta West

**Sold for \$1,480,000 (Sep 06, 2024)**

A great opportunity to acquire an exceptional property showcasing fantastic development potential, value adding scope and secure investment growth in a highly sought after locale, this well-maintained residence is an impressive piece of real estate that provides a once in a lifetime chance that should not be overlooked! A great investment choice or owner occupier it provides a cosy yet comfortable design as an ideal family home with a strong emphasis on effortless living with a central location in one of the best streets of Cabramatta West. Boasting a convenient lifestyle with immediate access to all essential services and amenities, it is only moments away from the highly desirable Harrington Street Public Primary School, Cabramatta & Canley Heights CBD as well as several family friendly parks and reserves.

Featuring an ideal rectangular block on dual lots of approximately 607sqm it provides a secure investment and development opportunity with flexibility for an architecturally design family home, granny flat potential or even a modern duplex development possibility (S.T.C.A.). With a strong buy now and build later option, it currently provides temporary income for today while plans and designs are to be determined for the future! Buy build and benefit!

### Site Features:

- Land size of approximately 616sqm

<b>Property ID:</b>	L29325644
<b>Property Type:</b>	House
<b>Garages:</b>	1
<b>Land Area:</b>	616.0 sqm

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- Dimensions: 15.4m x 40.0m
- Zone R2 Low Density Residential
- Potential duplex development (S.T.C.A.)
- Potential granny flat development (S.C.T.A.)

Property Features:

- Well-appointed single level fibro residence
- Comfortable layout offering three (3) bedrooms with built-in wardrobes.
- Spacious living and separate study area.
- Large dine-in timber kitchen.
- Well-presented bathroom and internal laundry with additional shower and toilet.
- Single lock up garage in rear.