

Sold by Sam Varrica 0430 506 002



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## 535 Lyons Road West, Five Dock

Auctioned for \$3,880,000 (Nov 23, 2024)

Located in close proximity to Five Dock's lifestyle benefits and bordering Canada Bay, offering great convenience within easy access to Five Dock's shopping village, schools, transport, future "Metro" Station and nearby foreshore.

Look beyond the facade of this substantial freestanding home to discover a development opportunity in the heart of Five Dock. Set on approx.. 954.8sqm of level land, this expansive property offers a wealth of options for development and subdivision that will capitalise on this prime location. The property is being offered for auction with vacant possession.

Currently a freestanding home in original condition, 3 bedrooms 1 bathroom with multiple car off street parking. The park sized rear yard offers great privacy and family enjoyment for all. Renovate, redevelop and build one or two homes, realise the potential of this huge and rare opportunity (STCA)

+ Approx 954.8sqm prime level land with exceptional width of approx 22.408mtrs.

+ Perfect property to land bank or possible subdivision opportunity (STCA).

+ Plenty of scope for further enhancement, an opportunity unmatched in possibility, this massive parcel of land provides a rare chance for the discerning investor, land banker or

**Property ID:** L31405242

**Property Type:** House

**Garages:** 2

**Land Area:** 955.0 sqm

**Sam Varrica**

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developer.

+Spectacular find with unquestionable promise in one of the Inner West's most desirable community settings

Raine & Horne Five Dock

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