



52 Hampden Rd, South Wentworthville



## Townhouse Development Opportunity on 1614m2 !!

52 and 52A Hampden Rd.

A superb opportunity for the astute developer to acquire a combined prime land allotment of approx 1614m2 ready to develop up to 10 townhouses (stca)

Currently on two titles the purchase can be combined or split into two contracts and extended settlement can be negotiated where the two homes can generate a rental return while awaiting council DA.

The properties currently consists of :

Dwelling 1. Lot 2, Approx 967m2

Solid brick 4 bedroom home with multiple living areas double garage and multiple off street parking and in excellent condition ready to occupy

Dwelling 2. Lot 1 Approx 647m2

Original 3 bedroom weatherboard home in excellent condition currently occupied.

Combined lot size of approximately 1614m2 with approx 20m frontage which will accommodate up to 10 townhouses subject to council approval and including easement to drain already in place. ( A similar development is currently been built next door.)

Vendor will consider split contract or both titles to be sold as one if required.

🛏 4 🚗 3 🚌 6 📏 1,614 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	543
<b>Land Area</b>	1,614 m2

### Agent Details

James Sotiropoulos - 0438 661 425

### Office Details

Kellyville  
Shop 7 /50 Windsor Rd Kellyville  
NSW 2155 Australia  
02 8824 4222

**James Kelly**  
REAL ESTATE

Situated close to M4 motorway, Cumberland Hwy and Westmead Hospital, Parramatta CBD, local shops and schools this is an ideal location for your next project. Contact James for further details or to inspect the properties on 0438 661 425

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