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120 Victor Avenue Kemp's Creek NSW

3 1 3

Price : Auction Price Guide \$4,500,000

Land Size : 2.35 ha

View : <https://www.acreagesales.com.au/7981276>



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AUCTION: Saturday 11th May at 11:00am ONSITE, unless sold prior.

United Realty present to the market this approx. 5.81 acre (approx. 2.35 ha) parcel of land with future development potential and a neat and tidy residence. The block which features a wide street frontage and level and mostly cleared land offers immense potential for developers and investors alike!

On offer, a 3 bedroom brick home with a delightful sunroom/enclosed pergola, built-in robes in two of the bedrooms, ceiling fans in the kitchen, lounge room and one of the bedrooms, as well as a 1.5 car garage, plus double carport.

There is a shed with a carport as well as pre-existing site with plumbing ready to build a second dwelling (STCA) and reap the benefits.

Perfect for truckies, tradies, developers, investors and those seeking a dual occupancy opportunity; this property is located just a short approx. 12 km commute to the up-and-coming Western Sydney International Airport and is positioned within the Aerotropolis, close by to all the new developments in the South-West Growth region such as the Bradfield City Centre and much more!

Other highlight features:

- Main bathroom with floor to ceiling tiles
- Split-system air conditioning + ceiling fans throughout
- Combustion fire
- Combined lounge and dining room
- Timber flooring, tiled kitchen
- Granite benchtops
- Fully fenced plus internal fencing
- Chicken shed
- Bird aviary
- Brick BBQ
- Council: Liverpool
- Town water

\* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

\* Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.





## 120/130 Victor Avenue, Kemp's Creek



Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.