

15 Hayes Avenue, South Wentworthville, NSW 2145



House For Sale

Thursday, 21 March 2024

15 Hayes Avenue, South Wentworthville, NSW 2145

Bedrooms: 19

Bathrooms: 15

Parkings: 5

Type: House

Auction guide \$2,300,000 for two properties

Property development opportunity, either using your own Plan or utilising the approved DA Plan! Combined sites with 2 adjoining address:- 43 BREWER CRES SOUTH WENTWORTHVILLE NSW 2145 (632 sqm land, 3 bedrooms, 1 bathroom, 3 car spaces)- 15 HAYES AVE SOUTH WENTWORTHVILLE NSW 2145 (544 sqm land, 3 bedrooms, 1 bathroom, 2 car spaces)- R3 Medium Density Residential Zone- An impressive total size of 1176 sqm- A total wide frontage of 40 metersIt has a Approved for: 2 stand-alone house & 3 attached houses.TWO detached stand-alone houses: 2 of 4 bedrooms houses& THREE attached houses: 2 of 4 bedrooms houses and 1 of 3 bedrooms houseLocation Highlights:- Opposite to the beautiful and quiet Pitt Park- Close to Westmead South Master Plan- Close to Parramatta CBD- 6 Minutes drive to Parramatta Westfield shopping centre- 10 minutes drive to Westmead Hospital, Westmead Children Hospital and Westmead train station- Handy location with bus at doorstep and just minutes from Paramatta CBD and Westmead Hospitals and University- Easy access to Highway and M4 MotorwayTwo properties together currently produce a total rent income of \$1110.00 per week- 43 Brewer Cres: \$580 per week, ongoing lease- 15 Hayes Ave: \$580 per week, lease expires on 12/06/2024.Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.