

38 Stanley Street Arncliffe, NSW

3 1 2

### SOLD BY SAM ABBAS

Occupying two separate lots with a wide 15.24m (approx.) elevated frontage, this property offers development potential STCA. The existing brick home is also rich in opportunity, with a lower-ground garage and storage area. Sitting up on a hill in a pleasant cul-de-sac, the north-facing home captures city views and is a stroll from Arncliffe Station and shops, under 15km from the CBD.

Price: \$2,000,000



**Sam Abbas**

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(NOT IN POSITION)

GROUND FLOOR



LOWER GROUND FLOOR



SITE PLAN

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

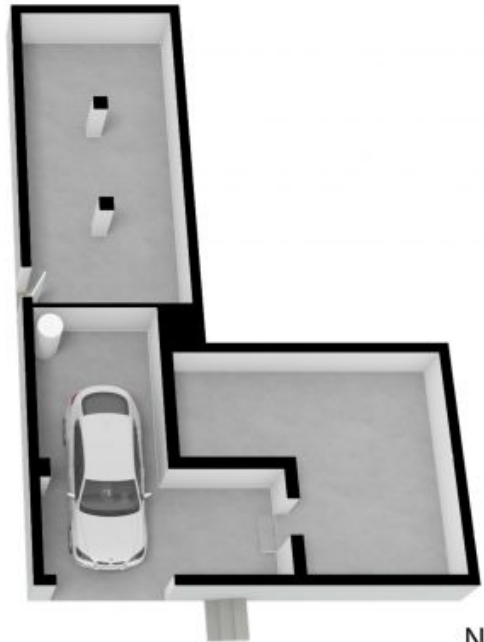


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GROUND FLOOR



LOWER GROUND FLOOR



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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