



94 Highgate Street Bexley, NSW

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### Corner Position Property with Duplex Potential

Poised on a corner cul-de-sac block with a 15 meter frontage, footsteps from a playground and nature trails, this blue-ribbon property presents a plethora of options for the astute home buyer or investor.

Its current well-presented three-bedroom home is accompanied by a freestanding brick garage with self-contained studio, offering a spacious family abode. Move in or rent out immediately, with the option to rebuild a dream home or duplexes (STCA) that maximise the prime 603sqm corner block.

A short drive or bus ride from trains, shops and schools, the property provides serene, leafy living within 14km of the CBD.

Features:

- Freestanding single-storey rendered brick home

**Inspect:** Saturday, 4th May 2024 11:45 - 12:00  
**Auction:** 04/05/2024 12:00 pm

**Price:** AUCTION | SAM ABBAS  
**Council Rates:** \$506.40 p/q  
**Water Rates:** \$193.33 p/q



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Site Plan



The site plan and floor plan are not to scale, measurements are indicative and in metres. Balues and lines 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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