



17 Clingan Avenue Lurnea, NSW

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### Tidy home to update, or prime site for a developer

With immense scope to capitalise on the location, this original home is in good condition and offers potential to renovate or redevelop the land (STCA). The coveted 619.7sqm corner block is central to schools, transport, sports facilities and Liverpool CBD.

- Practical single level layout includes a separate lounge room
- Generous eat-in kitchen is bright and has ample appliances
- Fully fenced yard, space to add self-contained studio (STCA)
- Good sized bedrooms, practical bathroom, sizeable laundry
- Liveable with option to rent out, while awaiting DA approval
- Land boasts two wide street frontages with excellent access
- Suits dual occupancy or boutique duplex development (STCA)
- Side driveway leads to a freestanding garage and storeroom



**Glen Craigie**

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**McGrath**

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries