



54 Adderton Road Telopea, NSW

5 2 3

## Massive potential with R3 zoning on a 773sqm block

Destined to reward in a family minded neighbourhood, this traditional home set on a 773sqm parcel of land is a standout opportunity for its incredible investment, renovation or redevelopment potential (STCA). Boasting a clear, easement and flood-free block with R3 zoning, it's approx. 750m to Telopea Station and in the catchment area for Carlingford West Public and Cumberland High.

- Perched on the high side of the street with generous frontage, a 17m-wide lot
- House in original condition, with spacious proportions and 2.8m-high ceilings
- Roomy open-plan rear domain with large lounge, family and dining zones
- Traditional-style generous kitchen with new cooktop and plenty of workspace
- Sizeable bedrooms, two with BIRs, two with porch access, study adjoining one
- Classic-style main bathroom with a bath, plus laundry with toilet and shower
- All-weather entertaining patio overlooks the secure, gated backyard and pool
- Single carport, freshly painted interiors, and newly updated roof ventilation

**Inspect:** Saturday, 19th October 2024 1:00 - 1:30  
**Auction:** 09/11/2024 03:00 pm

**Price:** Auction \$1,600,000 - \$1,700,000



**Danny Jing**

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**Jeff Jianfu Luo**

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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.