



38 Abercorn Street Bexley, NSW

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Solid family home on potential duplex site- 15.2m frontage

A sundrenched, level 611 sq m block makes this an ideal property for families seeking a forever home, as well as developers wishing to capitalise in a booming locale.

Boasting duplex potential (STCA), the existing home would also make a wonderful stand-alone residence. The double-brick and concrete-slab house is well-maintained in its original circa 1980s state, and would merely require cosmetic updates to transform into a spacious contemporary abode.

Nestled in a quiet residential enclave, the property is just 13km from the CBD, and offers easy access to quality schools, busses, shops and local dining options.

- 611 sq m north-to-rear block

- Potential duplex site STCA with 15.24m frontage

Inspect:

Saturday, 9th November 2024 2:45 - 3:15

Auction:

07/12/2024 10:30 am

Price:

AUCTION 7TH DECEMBER @ 10:30 AM



Sam Abbas

0406 750 075

Melanie Marques

0402 350 734

38 Abercorn Street
Bexley

STONE



Site Plan



Upper Floor Plan



Lower Floor Plan



(NOT IN POSITION)



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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Upper Floor Plan



Lower Floor Plan



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.