



14 Layton Street, WENTWORTHVILLE, NSW 2145

Large Corner Block With Development Potential

So much future potential exists with this impeccably maintained home surrounded by a fantastic 645sqm parcel of land with a 16m frontage in an ultra-serene and convenient location within a short stroll to schools, shops, transport and Wentworthville Leagues Club.

- + Explore the opportunities for subdivision and the construction of 2 free standing homes.
- + Alternatively build your dream home and/or a granny flat.
- + Live in or lease out the home whilst you prepare your plans and Development Application.
- + Existing cottage features 3 bedrooms, main with air-conditioning, renovated kitchen with adjoining dining room, lounge with air-conditioning and fireplace, 2nd toilet, single garage and a garden shed.
- + All future development subject to Cumberland Council or CDC approval.

The popular, highly sought after location ensures strong interest and high re-sale prices

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Auction

INTERNET ID: 115P14345

AUCTION DETAILS

11:30am, Saturday
September 27th, 2025

CONTACT DETAILS

Toongabbie
4 Cornelia Road
TOONGABBIE, NSW
02 9896 2333

Lekita Maitland
0404 032 317

on any future development. Large land is becoming increasingly harder to find so don't miss this amazing and profitable opportunity.

Council Rates: \$514.00 per quarter

Water Rates: \$172.00 per quarter

Land Size: 645sqm (16.09m x 40.1m)

Disclaimer: All information is gathered from sources we believe to be reliable however we cannot guarantee its accuracy. Interested parties should rely on their own enquiries. Some images may have been digitally enhanced.

- Land Area 645.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage





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Please note:
 Floorplan measurements are a guide only.
 All dimensions are approximate in their distance and volume.
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