



67 Norman Street, LAURIETON, NSW 2443

Don't Miss This In Town Opportunity

If you are searching for the perfect in town location, on a massive 1093m2 corner block, then you cannot afford to miss 67 Norman Street. Perfectly positioned just 200m from the main street of Laurieton and boasting 3 street frontages, this original Laurieton residence presents nearly as good as the day it was built. Enjoying a sunny northerly aspect and river views from the front deck, this home would be the perfect home to renovate or an ideal site for developers to create up to 4 quality townhouses (subject to council approval).

- Massive 1093m2 corner block with 3 street frontages and river and mountain views
- Very original 3 bedroom home in excellent condition plus still plenty of space surrounding
- North facing living area with feature timber doors and views across to the reserve
- Central kitchen and dining area that opens out onto the sunny north facing verandah
- 3 large bedrooms all with floor to ceiling robes and room for queen sized beds
- Enormous laundry that also features the 2nd bathroom and internal access to the attached oversized single garage

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: Sold

INTERNET ID: 5P21256

AUCTION DETAILS

10:00am, Saturday May 28th, 2022

CONTACT DETAILS

Stewart O'Brien
0409 707 441

- Massive detached triple garage and workshop area with extra height to the ceiling plus space to park the van or boat

- For the developers, an intown position like this would be perfect for a quality development, with a recent sale of a luxury townhouse, in the immediate area of \$900,000 - take advantage of the 3 street frontages and the river and mountain views

- A central position just 2 streets back from the Laurieton CBD, but still a quiet position with everything the town offers within 500m from your door

The decision is to sell on Auction Day so make sure you register your interest today.
Call Stewart O'Brien for further details.

Property Details

Council Rates ### \$3,100 pa approx.

Land Size ### 1093m²

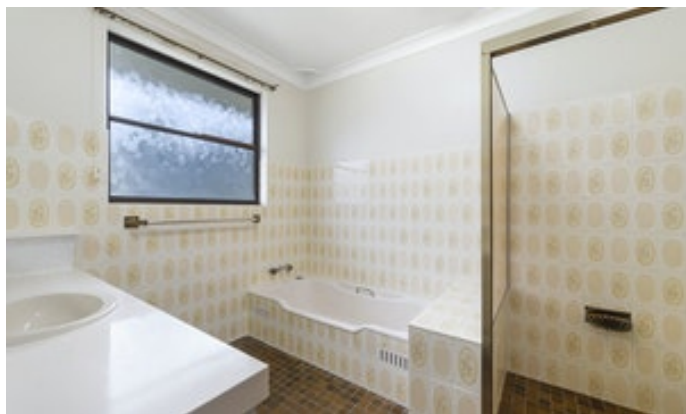
Rental Potential ### \$530 - \$550 per week

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

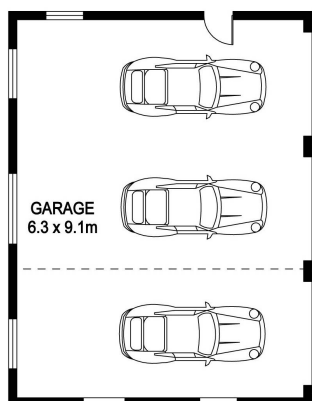
Other features: Close to Schools, Close to Shops, Close to Transport, River Views

- Land Area 1,093.00 square metre
- Building Area: 282.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 4 car garage

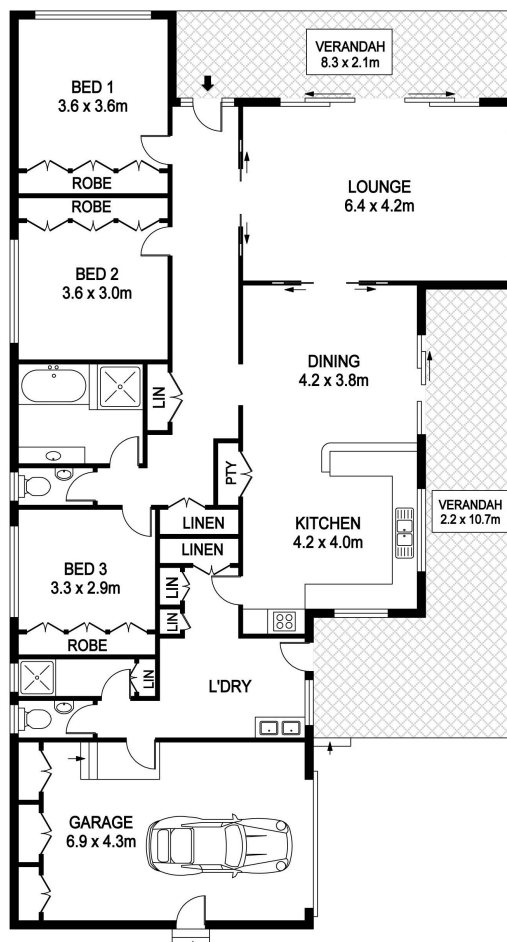








67 Norman St, Laurieton



INTERNAL : 184.7m²
GARAGE : 57.3m²
VERANDAH : 41.0m²

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.



LIFESTYLE GROUP