



BLOCK SIZE: 5 acres

LISTED PRICE: \$849,950

Acreage + Massive Shed

Five acres positioned in an outstanding location just minutes from the prestige Penrith Lakes Scheme and St Pauls Grammar. Immaculately presented and spacious brick veneer residence with 3 car garage, plus huge 10x12m brick shed/garage with kitchenette and air conditioning. Could suit home business subject to council approval.

TYPE OF DEAL: STRAIGHT DEAL IN CRANBROOK

COMPARABLE SOLD PROPERTY IN THE AREA:

- | | | | | | |
|--------------------------------|----------|-------------|---------|--------------------|--------|
| 1. 102 Taylor Rd. Cranbrook | 18/05/08 | \$ 730,000 | worse | land only | 2.02ha |
| 2. 94 Sherridan Rd. Cranebrook | 28/10/08 | \$1,165,000 | similar | 6br,3ba,3car,brick | 2.02ha |

AGENTS RENTAL APRAISAL **\$ 1,000 up**

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