



# morton.

Penrith 96 Cox Avenue

6 2 4

Welcome to , Penrith with the house next door at #94 also being for sale at the same time, presenting a developers dream site of acquiring both properties side by side.

Both land holdings are R4 zoned as high-density residential living. Combining both 94 and , you gain approx. 31m double street frontage and 1,548sqm of land. Development options include a block of units up to 15m height (HOB), townhouses, a boarding house, childcare centre (STCA), Mews (based on state government planning), the opportunities are endless.

2 x 3 bed houses, each with one bathroom, presenting dual occupancy double rent on the one parcel of land.

96A Cox Ave

- Rental estimate \$550 per week (minimal work to be done to be lease ready)
- Ceiling fan to bedrooms with curtains and timber floors
- Stained glass windows, electric oven with stove and rangehood

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### View

As advertised or by appointment

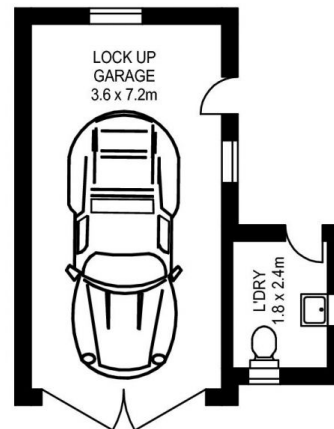
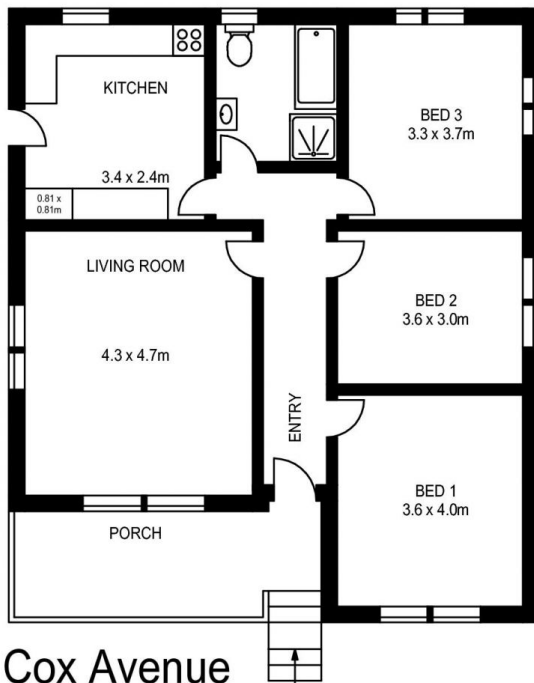
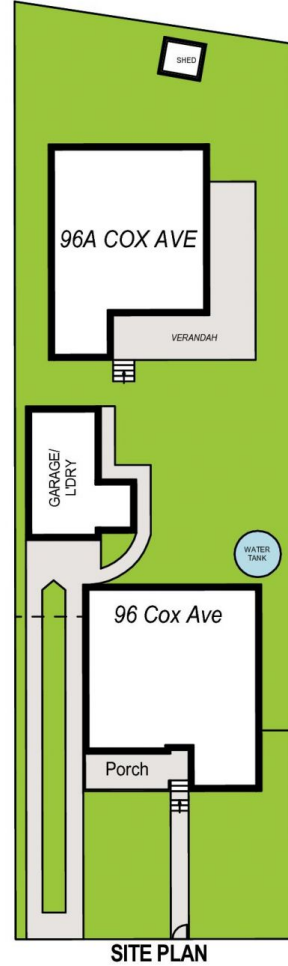
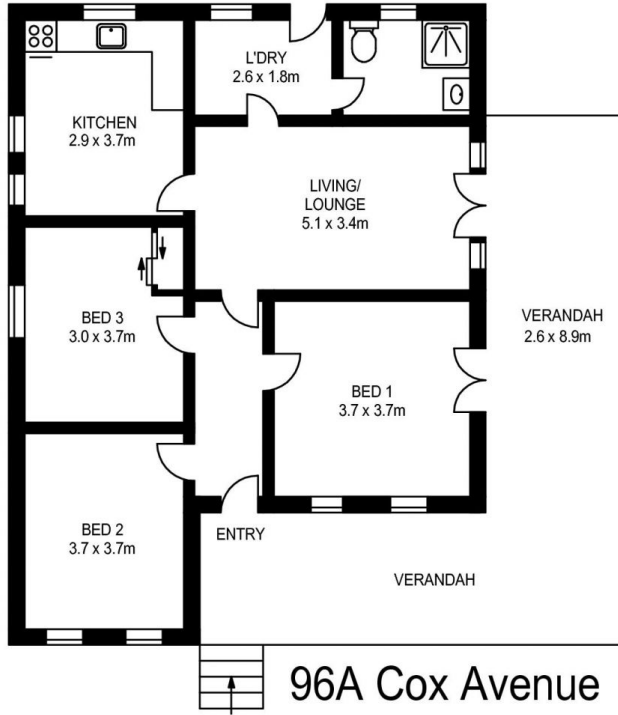
### Agents

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**96 & 96A COX AVENUE, PENRITH**



www.assetphotographers.com.au

LAND SIZE : 758m<sup>2</sup>  
 BUILDING 1 : 85m<sup>2</sup>  
 BUILDING 2 : 89m<sup>2</sup>  
 LOCK UP GARAGE AND CARPORT : 79m<sup>2</sup>

Please note these measurements are approximate only. The plans is intended as a rough guide for illustrative purpose. It is not warranted or guaranteed to be correct nor it is part of the sale r rental contract