



**morton.**

**Penrith** 94 Cox Avenue

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Welcome to 94 and , Penrith with both houses being offered to the market 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.

- 94 Cox Ave  
 5 bed 2 bath 5 car
- Rental estimate \$650 per week
  - Large open backyard with outdoor dining area, lock up garage and established garden
  - Split system air con throughout with 3x living areas, NBN connected
  - Kitchen offers ample storage, electric cooktop with oven and dishwasher

**View**

As advertised or by appointment

**Agents**

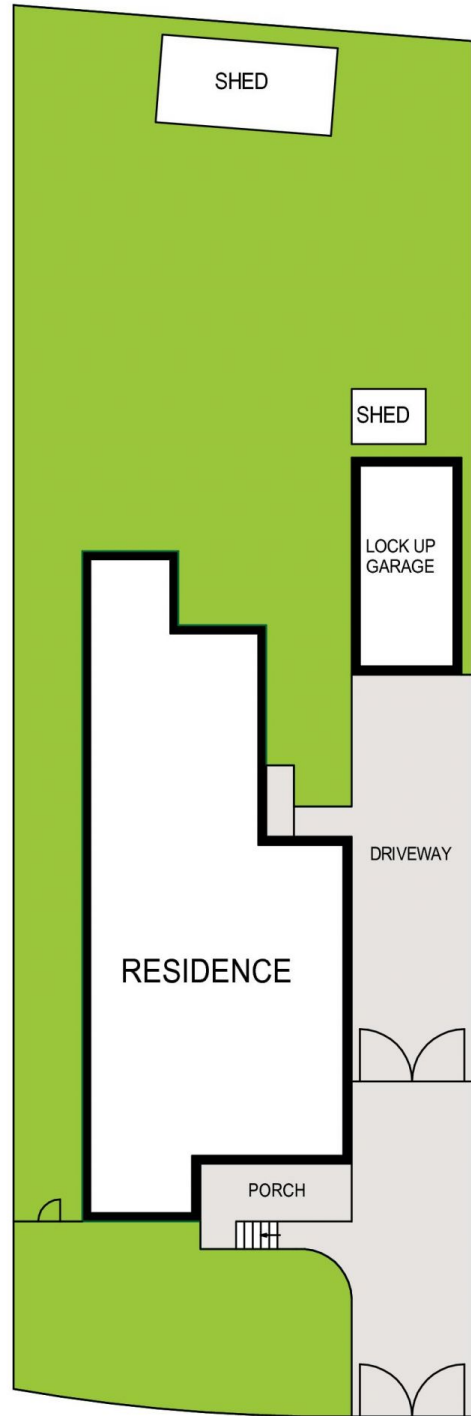
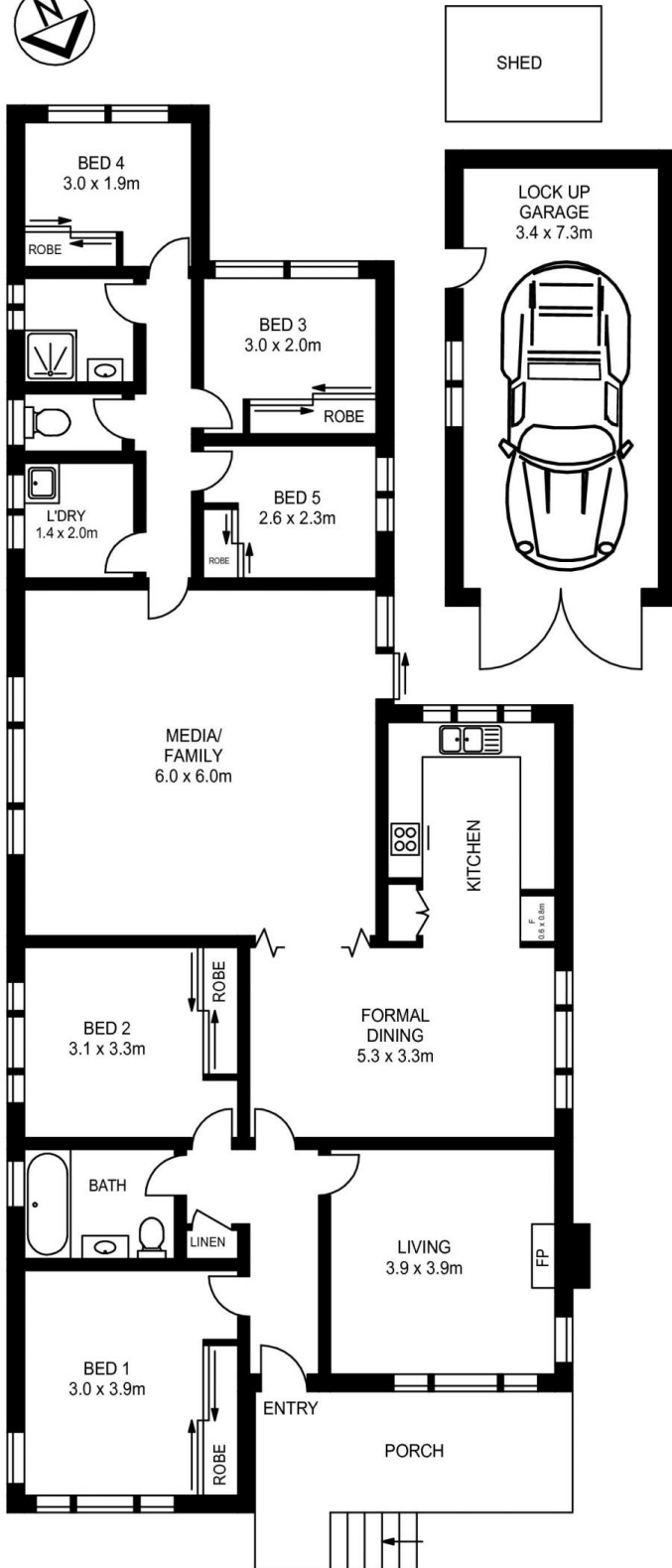
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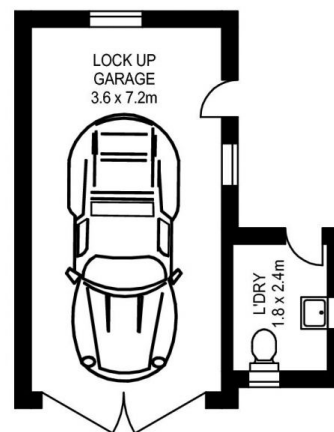
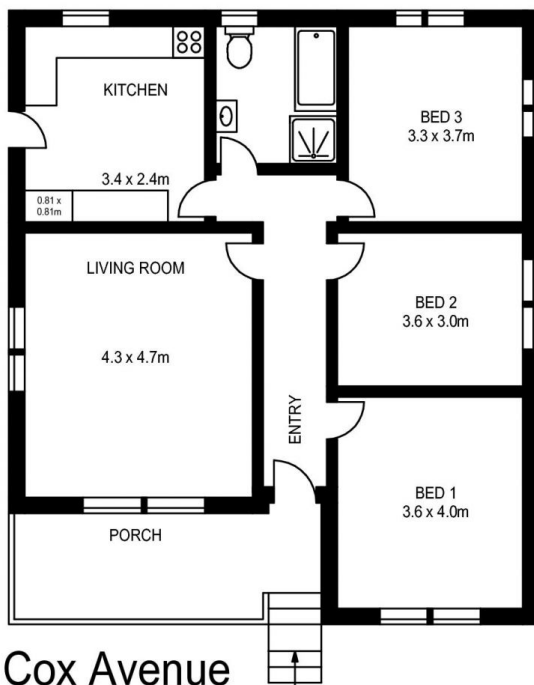
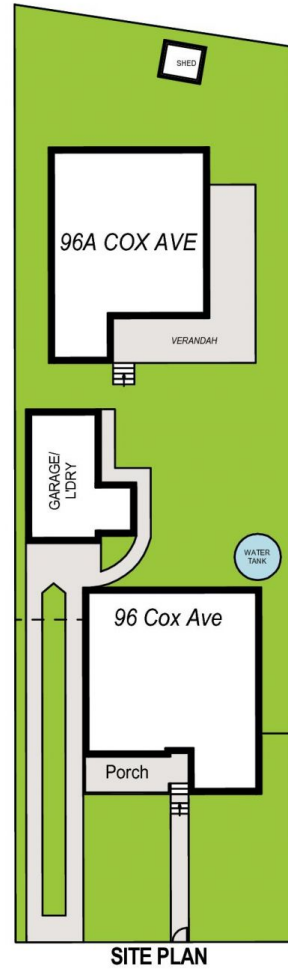
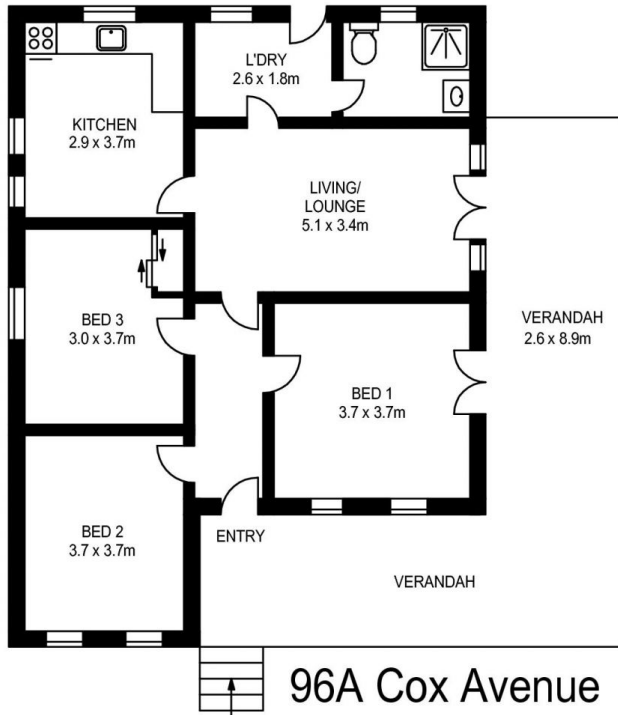
BUILDING AREA	: 157 m <sup>2</sup>
PATIO & LOCK UP GARAGE	: 34 m <sup>2</sup>
LAND SIZE	: 790 m <sup>2</sup>

## 94 COX AVENUE, PENRITH



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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 or rental contract



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



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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>

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