

## Caversham, 39 & 39A Sydney Street

Income + Development Potential = Winning Opportunity

With consent granted in March for a cross lease subdivision, the options are endless here in Sydney St for intending buyers;

Option 1 - Live in the tidy 3 bedroom property while you build a new home for yourself on the front section, then either sell or rent the existing property at the rear.

Option 2 - Rent the existing property and plan the build on the front lot (house plans available), then look to live in the new home, or rent both properties for a dual income stream.

Option 3 - Sell the existing property and help fund the build on the front section. Then live, rent or sell the brand new home.

With so much of the ground work being done by our current owner, all that is

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**For Sale**

Set Sale

**View**

[ljhooker.co.nz/2EY7GDS](http://ljhooker.co.nz/2EY7GDS)

**Contact**

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required from discerning buyers is to decide on your preferred option and complete the project. The vacant section captures a superb outlook, while the existing property at No.39 is very low maintenance with the aluminium joinery, ceiling & wall insulation, and heat pump + DVS system. This is a great opportunity to build some capital when land is at a premium!

## More About this Property

**Property ID** 2EY7GDS

**Property Type** House

**Licensed Real Estate Agents (REAA2008)**

**Jason Hynes 021 225 5527**

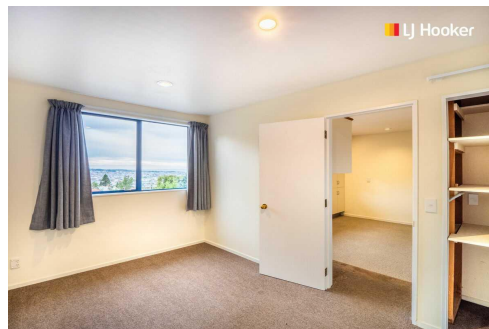
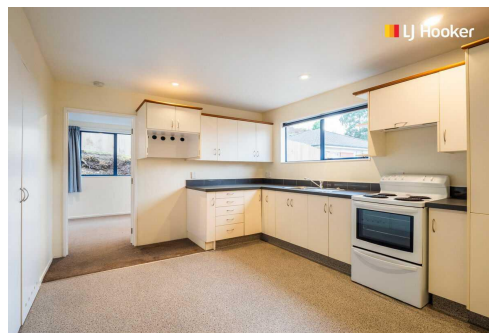
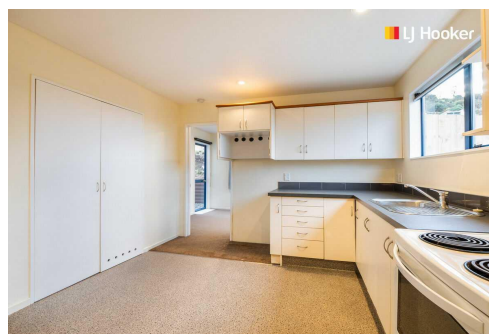
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