



### 53 Lehn Road East Hills NSW

An ideal opportunity for the astute developer or investor to secure a property situated in a prime location.

- ? Former panel beating workshop & 2-bedroom house on the one title
- ? Currently Zoned R2
- ? Ideal opportunity to invest or occupy
- ? Sought after position offering 2 street frontages
- ? Substantial site of approx. 785m<sup>2</sup> with a 40-metre frontage
- ? Just 500 metres to East Hills Train Station
- ? Tightly held position
- ? Ideal opportunity for developers, investors or occupiers

For further information and inspections please call Andrew or Rema

Exclusively Listed by Alliance Real Estate.

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should

make their own enquiries to verify the information contained in this document.

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**Price** : \$ 1,400,000

**Land Size** : 785 sqm



**Andrew Prodromou**  
**02 9771 6115**  
andrew@allianceaust.com.au



**Rema Fakhoury**  
**02 9771 6115**  
rema@allianceaust.com.au



53 Lehn Road, **East Hills**

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only. floorplan by [www.opticoolstudios.com](http://www.opticoolstudios.com)