



### 43 & 43A Lancelot Street FIVE DOCK NSW

5 3 3

An exceptionally unique lifestyle opportunity, this twin duplex development offers an outstanding ready-to-go investment package in a fantastic location. The property combines a solid built 3-bedroom home and established long day care centre ('Happy Little Campers') both with established leases on a generous corner block. A ready made dual investment. it promises excellent returns in a convenient setting a short walk to Five Dock town centre, Coles, schools and transport including the future Metro.

- \* Residence with 3 beds, one featuring a balcony
- \* Open plan living, dining and modern kitchen with gas cooking
- \* Private leafy garden area and undercover entertainment deck
- \* Parking for two cars incl. auto lock-up garage w/ internal

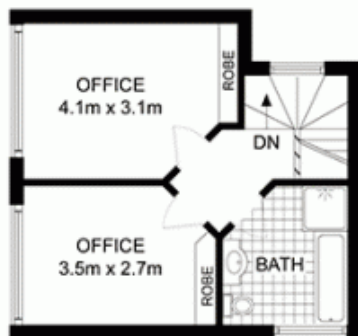
**Land Size** : 430 sqm  
**View** : <https://www.prbrealestate.com.au/6879415>



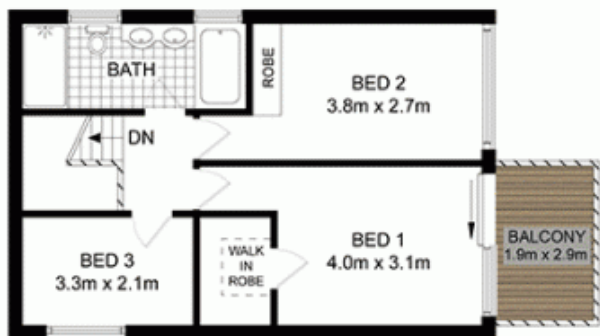
**Joe Rizzo**  
02 9712 3938



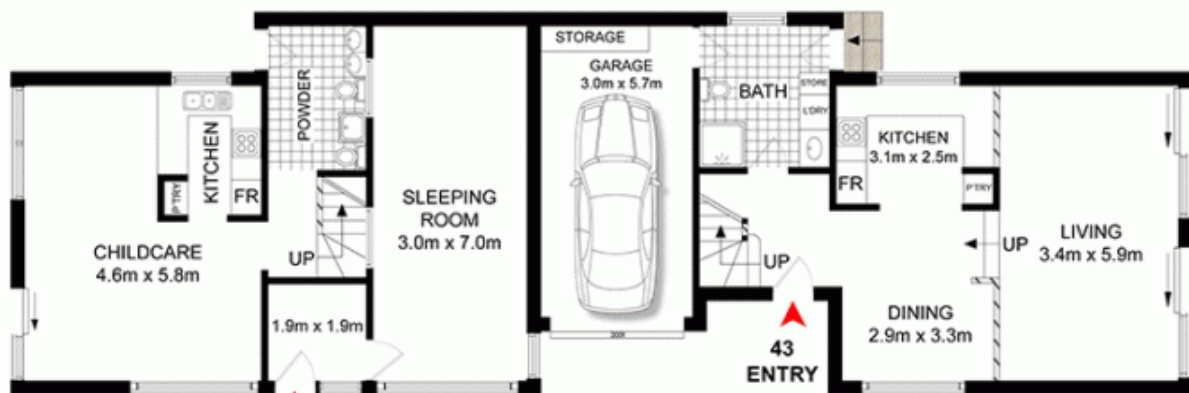
**Marcello Biviano**  
02 9712 3938



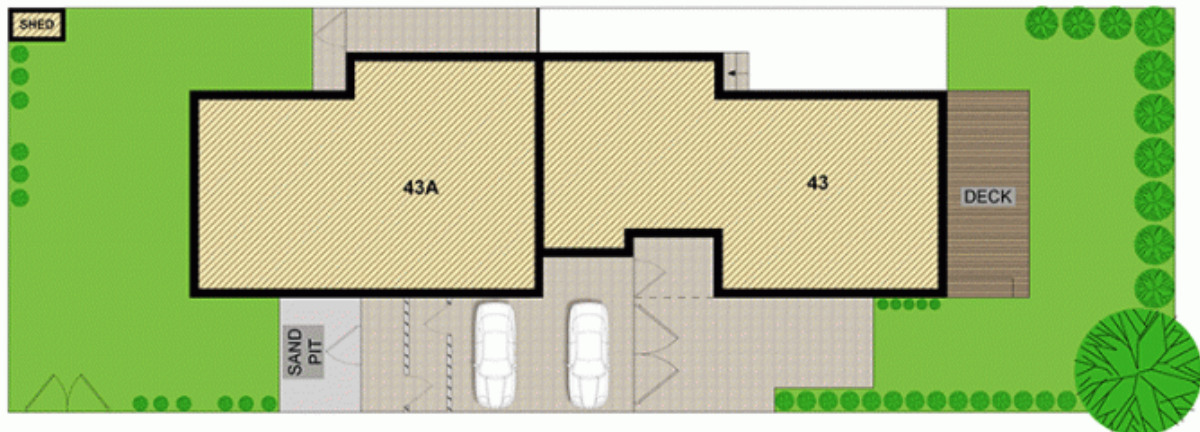
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



SITE PLAN (not to scale)