

102 & 104 Oxford Street, Smithfield, NSW 2164



House For Sale

Wednesday, 10 April 2024

102 & 104 Oxford Street, Smithfield, NSW 2164

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 2726 m2

Type: House



Marcus Biassetto
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Auction

A rare chance to secure two adjoining properties with exceptional development potential (STCA) as either a large medium density or mixed use commercial site. Whats on offer:- Two neighbouring properties to be sold in one line- Massive development potential with two zonings existing across the offered properties- 2726sqm total size with 40.4m frontage and 67.5m depth (approx)102 Oxford Street, Smithfield- 1363sqm, 20.2m frontage (approx.)- R3 medium density zoning104 Oxford Street, Smithfield- 1363sqm, 20.2m frontage (approx.)- E1 local centre zoning (formally B2)Currently used as residential sites with two brick veneer homes and located walking distance to the main shopping strip in Smithfield. The two sites have had a feasibility study done suggest that the two sites meet the criteria to borrow zoning of the adjacent site. Development Potential:(According to feasibility study done by an architect, still subject to council approval)- Townhouse/Villa complex- Shop top housing- Childcare- Boarding houses- Multi-lot torrens title subdivisionSMITHFIELD TOWN CENTRE - Urban Design Study- Report is available to view the details- Study outlines potential future plans for this site as part of the Smithfield Town Centre- Indicates a rezoning and 4 storey development Location features:- Less than 100m to the nearest bus stop- 15 minute bus ride to Fairfield Station- 200m walk to Smithfield shopping strip- 450m walk to Smithfield RSL- 450m walk to St Gertrude's Primary SchoolContact Team Marcus Biasetto on 0414 246 947 for more information