

**104 Oxford Street, Smithfield, NSW 2164**



**House For Sale**

Wednesday, 12 June 2024

104 Oxford Street, Smithfield, NSW 2164

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1363 m2**

**Type: House**



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## Auction

A rare chance to secure a large site with exceptional development potential (STCA) as a mixed use commercial site. Whats on offer:- Commercially zoned property with immediate commercial development potential- Strategically significant location positioned favourable within the Smithfield Urban Design Study 104 Oxford Street, Smithfield Zoning Details:- 1363sqm, 20.2m frontage (approx.)- E1: Local Centre zoning (formally named B2)- CA: Complex Area zoning- Building height: 11m Currently used as a residential site with a 3 bedroom brick veneer home, located walking distance to the main shopping strip in Smithfield. Development Potential: (According to feasibility study done by an architect, still subject to council approval)- Shop top housing- Function centre- Medical and specialist centre- Commercial units- Childcare and Swim School- Boarding houses SMITHFIELD 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 School Contact Team Marcus Biasetto on 0414 246 947 for more information