

11-13 President Road, Kellyville, NSW 2155

LJ Hooker

House For Sale

Saturday, 13 April 2024

11-13 President Road, Kellyville, NSW 2155

Bathrooms: 2

Parkings: 3

Area: 2908 m2

Type: House



Tom Gu
0294968000

Contact Agent

LJ Hooker North Shore as the exclusive selling agent is pleased to offer 11,13 President Road, Kellyville. For Sale by Expression of Interest closing Thursday 23rd May 2024 at 3pm (AEDT).The property represents an unparalleled opportunity for investors or developers seeking to capitalize on the vibrant growth and potential of the Kellyville area. With its prime location, generous land size, and favorable zoning, this property offers a rare chance to participate in the thriving real estate market of Kellyville.Kellyville is known for its dynamic community, excellent amenities, and strong demand for residential and commercial properties. As one of Sydney's rapidly growing suburbs, it attracts both families and professionals looking for modern living with convenient access to schools, shops, parks, and healthcare facilities.Moreover, with the exemptions to minimum lot sizes for medium-density residential development and the potential for various construction options (subject to council approval), investors and developers have the flexibility to tailor their development plans to suit market demand and maximize returns.The property's proximity to local centers, shops, and leisure amenities further enhances its appeal, making it an attractive prospect for those looking to create modern residential dwellings or commercial spaces that cater to the needs of the growing population.Key development highlights include:

- 2908sqm freehold development site within walking distance to local centers
- Double brick two story building completed in 2002 with potential to add a level
- Large quality solar panels installed to minimize the electricity consumption
- Latest facilities in the building includes aircons, bathrooms, & security systems
- Solar installed roof to minimize the electricity consumption
- Solid building can be repurposed for the upcoming new project
- Adjacent to large parkland at rear with well-resourced children's playground
- Premier location with an abundance of schools, shops & health facilities
- Occupying an unrivalled position only 200m approx. to the local shops
- Leisure amenity and commercial precincts all within immediate proximity

With its strategic location and development potential, this property presents an unparalleled opportunity for investors or developers looking to capitalize on the burgeoning growth and demand in the area.For Sale by Expression of Interest, closing Thursday, 23rd May 2024, at 3 pm (AEDT).Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. You should make your own inquiries as to its accuracy.