

**12 Smiths Avenue, Hurstville, NSW 2220**



**House For Sale**

Wednesday, 17 April 2024

12 Smiths Avenue, Hurstville, NSW 2220

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 650 m2**

**Type: House**



Wayne Singh  
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## Contact Wayne Singh

This is an exceptional and rare opportunity to create custom lifestyle residences within a prestigious locale. Ideally suited for either a luxury boutique developer or those looking for a large landholding to either build their dream home or to take advantage of the generous sized block and subdivide the land to build duplex homes subject to council approval (S.T.C.A). Please also note that the land size of 650.3qm as per survey dated 21/04/2023. Well positioned only moments from Hurstville CBD and train station this rare opportunity features:-- Land Size 650.3sqm as per survey dated 21/4/2023 [available upon request]- 15.24m Frontage as per survey- 4 Spacious Bedrooms with built-ins- Two Bathrooms- Modern Kitchen- Clean Bathroom- Surrounded by some of the highest selling two level homes in Hurstville- Various options to subdivide and build duplexes (STCA) or create a designer home- Rare development opportunity with enormous growth prospects- Create a state-of-the-art masterpiece for modern family life- Enjoys an exceptional sense of peace, privacy and convenience- Walking distance to parks, bus stop and shops- Moments to well regarded local schools, including Danebank and Hurstville Public as well as child care centres This home is ideally located in a quiet and peaceful location just minutes drive to M5 and Hurstville Train Station. Only a short distance to Hurstville CBD, Schools, parks and transport, this home is a must to inspect! For further information and to book an appointment please contact Wayne Singh on 0400 885 656 Disclaimer: Whilst all care has been taken preparing this advertisement and the information contained herein has been obtained from sources we believe to be reliable, Realty Way and/or its associated entities does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. Realty Way and/or its associated entities accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.