

**126 PARKER STREET, Kingswood, NSW 2747**



**House For Sale**

Friday, 10 May 2024

126 PARKER STREET, Kingswood, NSW 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 630 m2**

**Type: House**



Krishan Mohan SINGH

0401882547

## OFFERS INVITED

Krishna Singh from RayWhite Blacktown Presents: Rare Corner Block Investment Opportunity in Kingswood!!!Property Overview:Type: HouseZoning: MU1/B4 High Density ResidentialLocation: Kingswood, NSWSize: 630.3 SQM (Corner Block)Price: CURRENTLY RENTED - \$600/ WEEKKey Features:Development Potential: Ideal for builders, developers, or investors looking to capitalize on B4zoning regulations.Versatile Zoning: Allows for various development options such as duplexes, boarding houses,townhouses, medical center, and more (STCA).Convenient Location: Minutes walk to Nepean Hospital, close to Kingswood & Penrith Station, Penrith CBD, transport, selective schools, shops, and amenities.Future Growth Potential: Positioned in a high-growth pocket of Kingswood with upcominginfrastructure developments including the Western Sydney Airport and Nepean Hospitalexpansion.Close Proximity to Airport: Conveniently located near the Western Sydney Airport, offeringeasy access to domestic and international travel.Thriving Council: Penrith Council experiencing strong economic growth and infrastructuredevelopment, creating endless potential for investors.Location Highlights:\* Walking distance to Nepean Hospital, train station, shops, child care services, cafes, and eateries.\* Access to express city transport.\* Proximity to quality schools, stadiums, and more. Zoning Details:\* Land Zoning: MU1 - Mixed Use\* Height Of Building: 18 m\* Floor Space Ratio: 3.5:1 MinimumThis is a rare opportunity to secure a corner block in a high-growth area with endless potentialfor development or investment. Whether you choose to develop, rent, or land bank, thepossibilities are endless. Contact us now to arrange a viewing and seize this opportunity for a prosperous future in Kingswood!Call Krishna Singh on 0401882547 for more information or to arrange an inspection.\* INFORMATION AND OBJECTIVES ABOUT THE ZONING:\* To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.\* To ensure that new development provides divers and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.\* To minimise conflict between land uses within this zone and land uses within adjoining zones\* To encourage business, retail, community and other non-residential land uses on the ground floor buildings.\* To allow for residential development in accessible locations to maximise public transport patronage and encourage walking and cycling.Disclaimer: We have been given this information, however Ray White Blacktown City gives no guarantee, undertakings or warnings concerning the accuracy, council approved or not ,completeness or up-to-date nature of the information provided.\*\*Ray White gives notice that allinformation given whether contained in this document or given orally, is given withoutresponsibility; All information has been gathered from sources we consider to be reliablehowever we cannot guarantee or give any warranty to the information provided. Interestedparties must rely on their own research and enquiries and are responsible for their ownindependent enquiries in order to determine whether or not this information is in fact accurate.