

# 16 Gladys Avenue, Frenchs Forest, NSW 2086

## Residential Land For Sale

Friday, 17 May 2024

16 Gladys Avenue, Frenchs Forest, NSW 2086

Area: 2411 m2

Type: Residential Land



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## Price guide - \$7,000,000

16 Gladys Avenue, Frenchs Forest is DA approved for 55 co-living apartments. The DA Approved low-rise development is brilliantly designed by BKA Architects to create a resort lifestyle and includes generous common area facilities ample basement parking. Each apartment benefits from cross flow ventilation and extends seamlessly to balconies or terraces with leafy outlooks or extensive district views. Forecast rental income (at completion) of circa \$1,900,000 as per UKO rental assessment (available upon request). The 2,411 sqm site is located in a quiet back cul-de-sac location and is within close proximity to key health infrastructure, retail and lifestyle including the Beaches. Potential other uses STCA\*: 1. Subdivision 2. Town House Development (as per proposed Low to Mid Rise SEPP) 3. Seniors Living 4. Child Care Key highlights include: \* Site Area - 2,411m \* DA Approval for total 55 co-living apartments \* Frenchs Forest is a strategic centre which includes a state-of-the-art medical precinct, proposed town centre, parklands, medium and high-density housing and significant upgrades to infrastructure \* Only 200 metres to the new Northern Beaches Hospital and proposed NEW town centre \* Government investment of over \$1 Billion of recently completed roadways, hospitals, bike parks and transport \* Excellent bus links to and from Northern beaches, Chatswood, North Sydney and Sydney CBD \* Close proximity to pristine white sandy beaches, parklands, walking and bike tracks, sport and recreation, Warringah Mall and Forestway Shopping Centre on the doorstep This development site opportunity is for sale via Expression of Interest. For further information please contact the exclusive listing agents.