

# 16 Stanley Street, Burwood, NSW 2134

## House For Sale

Tuesday, 21 November 2023



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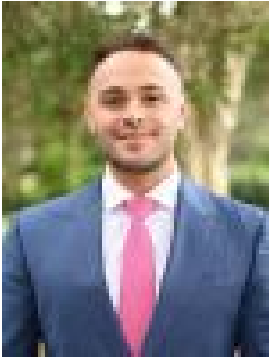
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 379 m2**

**Type: House**



Elie Semrani  
0452353735



Adrian Jian-Sheng Wu  
0297632277

## **Auction**

Experience the perfect blend of character, space, and location with this charming family home. Set on a generous 379.4 sqm block, this residence is an ideal opportunity for families seeking a spacious home or developers looking for a project full of potential. The property exudes original charm, offering three comfortable bedrooms, a lounge and dining room for family gatherings, and a functional kitchen. The side car access provides ample off-street parking, a sought-after feature in this bustling location. Complementing the interiors, the leafy rear garden offers a tranquil outdoor space, perfect for relaxation or children's play. Strategically located just 650m from Burwood station, shops, and the popular Chinatown restaurant precinct, and even closer to Burwood Public School (approx. 250m), this property sits in one of Burwood's most coveted spots. It's surrounded by elite schools, boutique shops, cafes, restaurants, and parks, all within walking distance, offering an unbeatable lifestyle. Developers will appreciate the R1 zoning and lack of heritage or conservation area restrictions. With an FSR of 2:1 and a height limit of 14m, the property holds immense potential for a range of developments - be it a dream home, a duplex, or a residential or commercial development (STCA). In addition, there is a unique opportunity to purchase this as part of a larger development site. Four lots (10, 12, 14, 16) can be sold in one line, spanning a total of 1485 sqm, offering an unparalleled scope for large scale development projects. Please contact the exclusive selling agents for more development information. Elie Semrani 0452 353 735 Adrian Jian-Sheng Wu 0410 296 171