

2 Birch Place, Kirrawee, NSW 2232



House For Sale

Monday, 15 April 2024

2 Birch Place, Kirrawee, NSW 2232

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 897 m2

Type: House



Matt Debreczeni

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Price Guide \$1,500,000

This solid brick home is situated within the growing area of Kirrawee, in the heart of Sydney's coveted Sutherland Shire. The property is in walking distance to Kirrawee Train Station and is nestled between neighbouring suburbs of Sutherland, Kareela and Gymea. Additional amenities include schools, restaurants, shops, parks and public transport options. A great opportunity to renovate the existing home or extend and redevelop to capitalise on the cul-de-sac location with sensational 897m² of prime residential land. Additional highlights of the asset include:- DA approved for 5 townhouses (3 x 3-Bedroom & 2 x 2-Bedroom + 1 Study Townhouses)- 2 street frontages- Site Area - 897.1sqm*- Total GFA - 491.7sqm*- Zoning - R2: Low Density Residential- Current existing rental provides \$870 per week in combined passive holding income For further information, please contact the exclusive selling agents below.