

20 Chapman Street, Tahmoor, NSW 2573



House For Sale

Tuesday, 19 March 2024

20 Chapman Street, Tahmoor, NSW 2573

Bedrooms: 3

Bathrooms: 1

Area: 1016 m2

Type: House



Mal McEachern
0401997700



Melika McEachern
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Auction!

20 Chapman consists of an existing single level brick veneer residence and large shedding. The second vacant block at 18 Chapman is available for Auction on the same day. The second block (18 Chapman) is vacant land and cleared of any wooded vegetation. Both blocks are similarly sized, sharing a total street frontage of 41m. Each property will be auctioned separately on the same day on site. Zoned R2 – Low Density residential Lot 529 (18 Chapman vacant lot) land size 1,011m² Lot 530 (20 Chapman with residence) land size 1,016m² 18 & 20 Chapman Street are two residential properties zoned R2 – Low Density Residential. 18 Chapman Street is one of the last remaining vacant blocks in the area. There is potential across both sites to complete a dual occupancy development (detached or attached). This is permissible under the land zoning among several other business and residential potential uses. There are no significant constraints to the site and the property is unaffected by bushfire and biodiversity mapping. An Aboriginal Heritage Information Management web search show now notable results. The property falls within the Picton Wastewater Scheme which is currently at capacity with limitations on extending the service to new dwellings. This does fit the requirements for additional services to be added to the site when considering dual occupancy developments, however, confirmation that Sydney Water will provide this service is recommended. Confirmation of Sydney Water's acceptance to provide these additional services can be achieved via a Sydney Water Feasibility Application which must be lodged via a qualified registered Water Servicing Coordinator. Preliminary Property Report for both properties available on request. This independent report has been created by DJL Project management PTY LTD. Auction date: 13th April 2024 Location: onsite Time: 2pm Registration: Either prior or on day of auction