

21 Morrison Road, Gladesville, NSW 2111

House For Sale

Friday, 15 March 2024



21 Morrison Road, Gladesville, NSW 2111

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 505 m2

Type: House



John Lagounaris



Roger Mickhail
0414650048

Auction

Ideally located for lifestyle enjoyment and easy commuting with exceptional redevelopment potential. This Californian cottage on a 505.45sqm level corner block offers a wealth of options to design a substantial family home, build a duplex/dual occupancy for residence plus investment or redevelop for reward. Zoned R4 High Density Residential under the Ryde LEP (2014), the property has DA Approval for a boutique block of six designer apartments to maximise the full development potential of the site and buyer demand. Set in a leafy residential precinct just 5 minutes walk to main street shopping, eateries, schools, transport and footsteps to waterfront parkland, this is a unique opportunity to buy in and build up in this popular waterside suburb, just 11km to the City. + DA Approved three-storey complex with secure basement parking for 8 cars+ 505.45sqm level corner block with 47.6 metre dual frontage and off-street parking+ Classic 3-bedroom full brick freestanding cottage with loads of character+ Zoned R4 High Density Residential, FSR 1:1, max building height 11.5 metres+ Approved Apartment Breakdown:•?Ground floor: 1-bedroom 1 bathroom 1 car with courtyard•?Ground floor: 2 bedroom 2 bathroom 1 car with courtyard•?First floor: 2x 2 bedroom 2 bathroom 1 car with balcony•?Second/Top floor: 2x split level 3 bedroom 2 bathroom 2 car with outdoor entertaining & expansive water views+ Opportunity for duplex or 2 house development (STCA) for maximum potential gain+ Footsteps to Gladesville shopping village, cafes, eateries and primary schools+ Family-friendly parkland suburb, mins to City, Ryde & Paramatta express bus+ Easy access to City & A40 & A3 major roads to Parramatta & Macquarie Park