

22 Barons Crescent, Hunters Hill, NSW 2110

STONE

House For Sale

Tuesday, 19 March 2024

22 Barons Crescent, Hunters Hill, NSW 2110

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2682 m2

Type: House



Emma Challen

0402955437

Auction Guide \$3,400,000

This is a very rare upmarket development opportunity in the prestigious suburb of Hunters Hill. Offering a total land size of 2682sqm appx, street frontage of 20.2m appx and a depth of 133m appx this land size rarely comes up. The land is near level and largely clear of trees on the building envelopes. Based on the current plans lodged in council pending approval the property has potential for the following: - A subdivision of the land with: - 2 x Duplexes to be built on the front lot and 1 x Free standing home on the rear lot. Removal and replanting of numerous trees.- Zoning is R2 Low Density Residential.- The property has a north facing aspect with a bush frontage to the Great North Walk and onto Buffalo Creek and Lane Cove River- The location is fantastic being a short walk to Boronia Park Village that offers cafés, dining, shopping, Boronia Park Primary School, regular bus transport, many parks, nature reserves and more- Presently there is a three-bedroom timber home with two bathrooms, large living room and a spacious gas kitchen that flows to an elevated deck with sweeping north facing views- Rental return \$820 per weekFor any enquiries about the current development plans please Emma Parsons Challen on 0402 955 437.Disclaimer: All information contained herewith, including but not limited to the general property description, price and address, is provided to Stone Real Estate North Ryde by third parties / owners. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.