

**23 Waratah Crescent, Macquarie Fields, NSW 2564**



**Residential Land For Sale**

Friday, 5 April 2024

23 Waratah Crescent, Macquarie Fields, NSW 2564

Area: 1012 m2

Type: Residential Land



Jeremy Yuen  
0412406039

## Auction

Located within a short stroll to Macquarie Fields Train station and surrounding lifestyle amenities. With a wide front of 20 sq. m and an immense depth of 50 sq. m totalling over 1000 sq. m. One of the last remaining most level and rectangular block available with minimal building cost. Numerous wealth creating options available (1) Land bank for future capital growth or subdivide into two blocks of land (2) Construct one of the most grandeur mansion in the area (3) Construct your perfect abode with granny flat at the back for dual income (4) Construct a pair of duplexes (5) Construct two pair of duplexes (6) A boarding house with DA approval for a 12 self contained rooms boarding house with a common entertainment area and basement parking. Please note STCA is required. Currently R2 zoned; with the release of the Glenfield to Macarthur Urban Renewal Corridor Strategy now finalised and to be released, this area is now subject to Medium rise residential and could accommodate a mix of townhouses or 3 to 6 storey apartments. Fast access M5 and M7 freeways, only 40 minutes to Sydney Airport and 28 minutes to proposed Badgerys Creek Airport. Opportunities like this are rare otherwise live in or invest. Estimated Council Rate 395 Estimated Water Rate 175. Please feel free to ring Jeremy on 0412 406 039 for more information. Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information and nor do we accept responsibility for its accuracy. Any interested parties should rely on their own enquiries and judgment to determine the accuracy of this information for their own purposes. Images are for illustrative and design purposes only and do not represent the final product or finishes.