

**26 Meeks Street, Kingsford, NSW 2032**



**House For Sale**

Wednesday, 12 June 2024

26 Meeks Street, Kingsford, NSW 2032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 341 m2**

**Type: House**



Theo Felekos  
0401945663

## Auction | Theo Felekos

Positioned perfectly on a level, corner block in the heart of Kingsford, this delightful family home is first time offered in almost 60 years and offers the opportunity to enjoy as is, renovate to taste, or develop and maximise further subject to council approval. Set within very short walking distance to UNSW, Kingsford's shopping precinct and light rail into the CBD. Features Include:- 3 good sized bedrooms- High ornate ceilings - Separate lounge and dining areas- Updated timber kitchen with breakfast bar- Neat and functional bathroom with bathtub-Utility Room / laundry-North facing rear yard with entertainers patio and veggie garden-Lock up garage + storage-Potential for possible Boarding House / Duplex subject to council approval

R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To recognise the desirable elements of the existing streetscape and built form or, in precincts undergoing transition, that contribute to the desired future character of the area.
- To protect the amenity of residents.
- To encourage housing affordability.
- To enable small-scale business uses in existing commercial buildings.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home businesses; Hostels; Hotel or motel accommodation; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation facilities (indoor); Recreation facilities (outdoor); Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Serviced apartments; Shops; Tank-based aquaculture

4 Prohibited

Funeral homes; Any other development not specified in item 2 or 3

Contact: Theo Felekos 0401 945 663      Ferry Suwito 0433 885 937

Auction: 6th July 2024 11.15am ONSITE