

# 28-28a Lone Pine Parade, Matraville, NSW 2036



## Sold House

Thursday, 18 April 2024

28-28a Lone Pine Parade, Matraville, NSW 2036

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 4**

**Area: 594 m2**

**Type: House**



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**\$2,775,000**

Nestled on a generous 594sqm corner block, this CDC approved duplex site presents a unique investment opportunity with the potential to redevelop into two luxury 5-bedroom homes or capitalize on existing dual income from separate tenancies. Currently configured as 2 x 3 bedroom upstairs/downstairs duplexes, with the ability to generate strong rental income. Offering separate entries, living areas, and kitchens on both levels, this property combines privacy with convenience in a prime elevated position. A rare find in a coveted location, it's close to shops, beaches, and amenities, making it a smart choice for investors or developers. Property Features:- CDC approved for 2 x 5 bedroom luxury duplex homes- Current dual income setup with 2 x 3 bedroom duplexes- Separate entries for privacy and convenience- Elevated corner block with district views- Upstairs bedrooms and balconies capture scenic views- Flexible floorplan for home plus income or dual income options- Double garage, off-street parking, and carport- Close proximity to shops, beaches, and amenities- CDC duplex plans available for viewing on request  
Conjunction Agent: Joshua Karam, McGrath 0466 158 323