

3 Graham Road, Narwee, NSW 2209

Residential Land For Sale

Thursday, 26 October 2023



3 Graham Road, Narwee, NSW 2209

Area: 696 m2

Type: Residential Land



Andrew Antonas



Melia ElBeaini
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Contact Agent

Development Site Ideal for Units, Townhouses, Luxury Duplex etc*• Town Planning Controls:- Land Zoning R4 - High Density Residential** - Height of Building up to 11.5 m** - Floor Space Ratio (FSR) up to 0.9:1** - Under Canterbury-Bankstown Local Environmental Plan LEP 2023 (pub. 23-6-2023)• Historical DA Approval for 5x2 Bedroom Townhouses with Basement Carparking (Canterbury-Bankstown Council DA-541/2012 and Subject to Consent Authority/Council Validation)***• Site Area 696 sqm (Subject to Survey)+• Site Cleared and Fenced• Excellent Sydney Middle Ring Location• Potential for Ideal Popular Recession Proof Townhouse/Duplex Product for First Home Buyers and Rentals• Ideal Small Project for Builder or Build, Hold & Rent for SMSF• Motivated Vendor• Prime Position:- Narwee Shops & Train Station - 5 mins walk +- Beverly Hills Eat Street - 6 mins +- Hurstville Westfield and Roselands Shopping Centres - 10 mins +- Sydney Airport via M5 - 15 mins +- Sydney CBD via M5 - 30 mins +• \$ POA Price Guide (+GST if any)*Subject to Council Approval**Refer Council LEP & NSW Department of Planning***Subject to Consent Authority/Council Validation and/ or CC Approval+Approx EXPRESSIONS OF INTEREST (EOI) CLOSE 3PM WEDNESDAY 15th NOVEMBER 2023(Unless Sold Prior, \$ Price Expectation on Application + GST If Any Applicable)DISCLAIMER: The information contained within this marketing material regarding the property is provided from reliable sources including the Vendor, consultants, advisors, public information portals and Government Authorities. Matrix Property Group (Matrix) does not warrant the accuracy of such information and so purchasers should rely on the information contained in the Contract for Sale and on their own investigations. Therefore, Matrix, its employees, agents, representatives and consultants take no responsibility or liability for the accuracy of this information, change of price, terms or the withdrawal of the property from sale without notice in our absolute discretion. We recommend Purchasers seek independent professional advice including but not limited to town planning, architectural, heritage, environmental, insurances, contamination and remediation, servicing, geotechnical, legal, finance, accounting, taxation, construction cost, end sales pricing and valuation advice; and will seek advice and verify with all relevant Authorities that may impact on the property and satisfy themselves prior to exchange of contracts. Matrix, its employees, agents, representatives and consultants are not liable for any loss or damage in relation to any statement, opinion, estimate, fact, figure, or other information contained in this marketing material or otherwise which may be erroneous, incorrect or misleading, or for any failure to disclose information, whether in relation with this marketing material, or via other marketing material, emails, correspondence, communications, statements or discussions at any other time. GST (if any applicable) is levied in addition to purchase price. Disclaimer as at 3/6/2022.