

# 3 Parklands Road, Mount Colah, NSW 2079



## House For Sale

Friday, 3 May 2024

3 Parklands Road, Mount Colah, NSW 2079

**Bedrooms: 2**

**Bathrooms: 2**

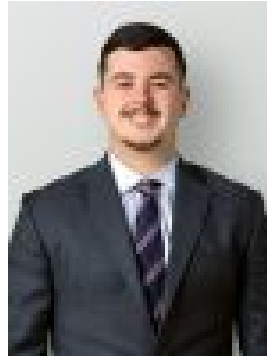
**Parkings: 1**

**Area: 1612 m2**

**Type: House**



Fred Whong  
0450473411



Harry Parker  
0449583940

## **Auction (unless sold prior)**

Set on a massive 1,612sqm block with DA approval to sub-divide into two separate lots, this prime landholding provides endless potential for future development (STCA). A charming character-filled cottage framed by peaceful district views, the option exists to retain this current home and build a second property to the rear or simply knock down and capitalise on the untapped opportunity a parcel of this size presents. Located in the heart of Mount Colah, on the doorstep to shops, local eateries and quality schools, from here you're just a stone's throw to the train station and only moments to Westfield shops, playing fields and the scenic Hawkesbury River. -?DA approved for 2 lot subdivision, copy and paste below link for further documentation on Hornsby Council's website.

<https://hscenquiry.hornsby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=1114502>- Prime lifestyle location for busy commuters just 190m to Mount Colah station-?Untapped potential with the possibility to sub-divide into two separate lots (STCA)-?Two-bedroom character cottage enveloped by expansive private gardens-?Light-filled kitchen, sun room/study, timber floors and a gas fireplace-?Lush district views, manicured level lawns and endless possibilities -?Retain this current property and build to the rear or build two new properties (STCA)-? Stroll to rail, buses, local shops, eateries and Mount Colah Public School -?Rare opportunity for future development in this centralised pocket -?Rapid access to the M1, Westfield Hornsby and esteemed schoolsDisclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.