

3 Windarra Street, Narwee, NSW 2209

Professionals

Sold House

Friday, 29 March 2024

3 Windarra Street, Narwee, NSW 2209

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 695 m2

Type: House



Gavin Sharp



Phillip Botonis
0426463228

Contact agent

This exceptional family residence features three bedrooms and is situated on a spacious 695.6m² lot, currently suitable for many development uses given its R3 zoning including manor housing, dual occupancy (stca). It is a great building block being flat & rectangular with sewer line at front & on high side of street. It is opposite extensive parkland. The development potential of this property is enhanced by the proposed changes to the current planning system, including:*

- * Potential FSR of 3:1 and 21m height limit for residential flat development*
- * Manor housing - removal of current limit of 4*
- * Multi dwelling housing (townhouses) frontage requirement reduction to 15m (subject to approval and development controls not yet published).

Purchasers should rely on their own enquiries. Link to State Government information.www.planning.nsw.gov.au/sites/default/files/2023-12/eie-changes-to-create-low-and-mid-rise-housing.pdf or a copy of the State Government proposal please email gavin@robertsharp.com.au and we will forward a copy. The existing 3-bedroom family home is ready to move straight in to and features:*

- * 3 generous bedrooms*
- * Formal lounge*
- * Renovated kitchen*
- * Polished floorboards throughout*
- * Extra wide side drive to secure back yard and six car lock up garage
- * Massive entertainer's yard

EXCEPTIONAL LOCATION* 370m walking distance to Narwee Train Station - Easily within Government Planning Proposals for key zones which extends 400m * Less than 1km to M5 entry on King Georges Road (both east and west bound access)* Approximately 20 minutes to CBD & 15 minutes to Airport Rail and Road access* Close to Beverly Hills Restaurant and Entrainment Strip* Roselands Centro and Westfield Hurstville Shopping Centre's* A wide range of both Public and Private Schools* Local parks and outdoor facilities For further details contact Gavin Sharp or Phillip Botonis on 029570 5255 or gavin@robertsharp.com.au