

31 Broadarrow Road, Narwee, NSW 2209

Professionals

House For Sale

Tuesday, 27 February 2024

31 Broadarrow Road, Narwee, NSW 2209

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 664 m2

Type: House



Gavin Sharp



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Auction

This exceptional 4 bedroom double brick family home set on an enormous 664m² R3 ZONED block of land offers a world of opportunity to a wide range of buyers...The existing 4 bedroom family home is ready to move straight in to and features* 4 generous bedrooms* Massive open plan family room* Large formal lounge* Renovated kitchen* 2 bathrooms* Potential home office with separate side access via a ramp* Large sun room* Polished floorboards throughout* Extra wide side drive to secure back yard and double lock up garage PLUS separate carport* Massive entertainers yard* Outdoor entertaining / alfresco area* Potential to convert existing Double Lock Up Garage to Granny Flat (STCA)CLEAR BLOCK - SEWER LINE IN STREET - HIGH SIDE OF THE STREETThe potential upside of this site revolves around the current State Government Low & Mid Rise Housing proposed changes to the current planning system which is presently on exhibition and proposes a substantial increase in both building height and floor space ratio.Proposed changes include* Potential FSR of 3:1 and 21m height limit for residential flat development (subject to approval and development controls not yet published)* Manor housing* Multi dwelling housing (townhouses)* Dual Occupancies (changing minimum frontage from 15m to 12m)Link to State Government information www.planning.nsw.gov.au/sites/default/files/2023-12/eie-changes-to-create-low-and-mid-rise-housing.pdfNote: This is subject to the State Government proceeding with the proposed changes and the development controls which are yet to be released. Purchasers should rely on their own enquiries For a copy of the State Government proposal please email gavin@robertsharp.com.au and we will forward a copy.Exceptional location with close proximity to* 240m 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)* Convenient Rail and Road access to the Airport* Beverly Hills famous Restaurant and Entertainment Strip* Roselands Centro and Westfield Hurstville Shopping Centres* A wide range of both Public and Private Schools* Local parks and outdoor facilitiesTHIS IS A RARE OPPORTUNITY TO PURCHASE AN R3 PROPERTY AHEAD OF THE PROPOSED STATE GOVERNMENT CHANGESFor further details contact Gavin Sharp on either 9570 5255 or gavin@robertsharp.com.au