

31 Downing Street, Epping, NSW 2121

STONE

House For Sale

Friday, 24 May 2024

31 Downing Street, Epping, NSW 2121

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1239 m2

Type: House



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Auction

Address: 31 Downing St, Epping NSW 2121 Discover the perfect canvas for your next dream project! This rare huge block of land comes with DA approval for subdivision into two spacious lots, making it an ideal investment for builders, developers, or families looking to construct two luxury homes in a highly sought-after location. CC is also ready to start construction. Additionally, the existing home on the property provides a comfortable rental option during the transition period.

Key Features:

- **DA Approved Subdivision:** Ready for development with approval to split into two prime lots. Total land size approximately 1239sqm with a frontage 17.98m.
- **Lot 1** approximately 557sqm and **Lot 2** approximately 682sqm.
- **Registered Easement:** All necessary easements have been registered, ensuring a smooth development process.
- **Prime Location:** Centrally located in Epping West, providing unparalleled convenience and lifestyle benefits.

Unbeatable Proximity:

- **Education:** Just 550m to Epping West Public School. Zoned for Carlingford High School and Cheltenham Girls High School. Close to James Ruse Agricultural High School and top private schools such as The King's School and Tara Anglican School for Girls.
- **Recreation:** Only 150m to one of the most popular West Epping Park, offering extensive outdoor activities and green spaces perfect for all family.
- **Transport:** A short 2km to Epping Station and just 300m to bus stops for routes 546 and 549, ensuring easy access to public transport and major commuting routes.
- **Shopping:** Just 1.8km to Carlingford Court Shopping Centre, where you can enjoy a variety of retail, dining, and entertainment options.

This property presents an exceptional opportunity to build two luxury, spacious family homes in one of Epping's most desirable areas. Don't miss out on this rare chance to invest in a high-growth, high-demand location. Please contact Juliet Chen Team 0408 997 997 today to arrange an inspection and secure this fantastic development opportunity!