

**34-36 Parmal Avenue, Padstow, NSW 2211**

**House For Sale**

Thursday, 13 June 2024

**Professionals**

34-36 Parmal Avenue, Padstow, NSW 2211

**Bedrooms: 5**

**Bathrooms: 3**

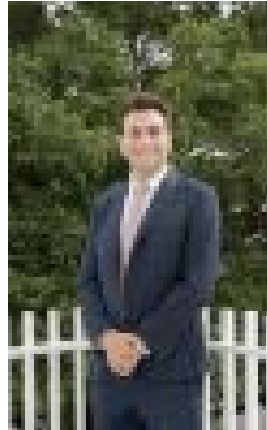
**Parkings: 4**

**Area: 1426 m2**

**Type: House**



Todd Owsnett  
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Josh Sammut  
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## Expressions of Interest

Situated in a quiet and leafy cul-de-sac location, this unique opportunity presents a multitude of development possibilities. Boasting R4 zoning and a total land area of 1,429sqm, this site will appeal for developers looking to build townhouses or units in a highly sought after location, with proven resale potential. Attributes include: \* Two properties side by side, to be sold as one or individually \* 34 Parmal Ave - 15.24m frontage, 652sqm of land This home offers three bedrooms, neat and tidy kitchen and bathroom and split system air conditioning \* 36 Parmal Ave - 21m frontage, 777sqm of land This home offers three bedrooms with built in wardrobes, multiple living rooms and a long driveway for multiple vehicles \* 36 Parmal includes an updated, self contained granny flat with its own private backyard \* R4 high density zoning allowing for unit or townhouse construction \* 1:1 Floor space ratio, 13m building height limit \* Site suitable for 8 townhouses or 21 units (STCA) \* Both properties are currently rented, for a combined total of \$1,560 per week \* Located in a quiet, cul-de-sac location, only 450m to Padstow Train Station This fantastic opportunity is certainly one of a kind! Please contact listing agent Todd Owsnett or Josh Sammut for additional information.