

# 35 Matthews Street, Punchbowl, NSW 2196

## House For Sale

Saturday, 25 November 2023



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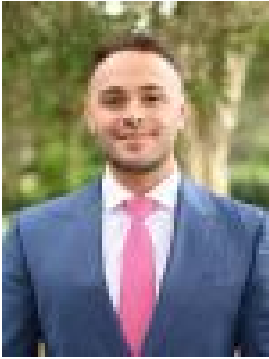
**Bedrooms: 14**

**Bathrooms: 14**

**Parkings: 6**

**Area: 983 m2**

**Type: House**



Elie Semrani  
0452353735



Adrian Jian-Sheng Wu  
0297632277

## **Auction**

Introducing a remarkable opportunity to acquire a substantial block of 6 townhouses in the highly sought-after locale of Punchbowl. This unique offering presents both an immediate income stream and significant future development potential. Occupying a generous land area of 983sqm with a wide 20.42m frontage, this property has been intelligently designed as a strata scheme comprising of 6 three-bedroom townhouses. Currently generating an impressive rental income of approximately \$5,240 per week, this investment opportunity is too good to pass up. The property's highly desired R4 zoning opens the door for extensive development possibilities (STCA), making it an attractive prospect for developers and savvy investors alike. The potential to capitalise on this rare offering is immense, given the increasing demand for medium-high rise housing in the area as part of the Sydenham to Bankstown Corridor Strategy. Strategically located, this property enjoys the convenience of being just a short walk away from Punchbowl station and the bustling Punchbowl shopping precinct. This prime location, coupled with the property's development potential, positions it as an exceptional investment or development project. Don't miss out on this rare chance to secure a high-yielding property with outstanding development prospects in a thriving Sydney suburb. Contact the exclusive selling agents for more information about this exceptional offering.