

37 Church Street, Mount Kuring-Gai, NSW 2080



Sold House

Friday, 29 September 2023

37 Church Street, Mount Kuring-Gai, NSW 2080

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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\$1,850,000

Positioned to please and sure to catch the eye of savvy buyers, this unique property presents the opportunity to further develop and capitalise. The original cottage rests on 1442sqm of absolutely perfect north to rear land with DA approval for 2 lot sub-division. The current home will rest on a proposed 515.1 sqm site with a 926.9m site at the rear that is completely level with a 20.2m frontage. The existing home is very neat and tidy offering the opportunity to lease out whilst planning the new home at the rear or it can be renovated, reconfigured or replaced (STCA). With the subdivision approval, it just makes the next stage so much easier. Create your dream home or profit in a picturesque, peaceful no through road pocket with National Park at the end of the street and within walking distance of the bus, Aldi, Mount Kuring-gai Public School and station. Accommodation Features: * Light filled and welcoming, solid hardwood flooring* 9ft high ceilings, generous lounge and dining rooms* Traditional brick fireplace, large modern electric kitchen* Substantial laundry with storage, two spacious bedrooms* Both bedrooms are fitted with built-in robes, tidy bathroom* Enclosed sunroom, easy access large lock up garage External Features: * High-side position in the quiet street, substantial front terrace* Sensational north to rear, current block is 1442sqm* Split is for a 515.1sqm front back with 926.9sqm at the rear* Completely level with no trees and an easy build site* Substantial front lawn and easy care garden Location Benefits: * 350m to Mount Kuring-gai Public School* 550m to the 592 and 597 bus services to Hornsby, Berowra, Cowan and Cheero Point* 650m to Aldi* 700m to Mount Kuring-gai Station* 700m to Mount Kuring-gai walking tracks* Quick access to Asquith Girls High School and Asquith Boys High School* Close to Hornsby station and Westfield* Easy drive to Barker College, St Leo's Catholic College, Knox Grammar and Abbotsleigh Contact Jaime Garrick 0434 538 368 Barry Hudson 0408 213 575 Disclaimer: All information contained here is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.