

37 Hampton Court Road, Carlton, NSW 2218

Sold House

Thursday, 8 February 2024



37 Hampton Court Road, Carlton, NSW 2218

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 484 m2

Type: House



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\$1,730,000

Character filled, freestanding, full-brick Bungalow. Side driveway and parking for multiple vehicles. Ideally positioned at only 400 metres from Carlton Railway Station this one ticks all the boxes! • Character filled 3 Brm 2 Bathroom Bungalow. Side driveway and parking for multiple vehicles. • Level 484 square metre block of land, 13.2 metres frontage. • Only 400 metres from Carlton Train Station. • R4 - High Density Residential Zoning, ideally positioned for future redevelopment. Full brick 'Californian Bungalow' currently tenanted, conveniently located at only 400 metres from Carlton Train Station..... ideally family home OR potential for future site amalgamation with adjoining properties, for redevelopment as high-density luxury apartments ! Carlton is one of the core suburbs of the St George District's premiere commercial & educational hub which has undergone substantial redevelopment in recent years and has emerged as a thriving commercial and residential destination brimming with amenities. Carlton is situated only 15 kilometres from Sydney CBD, a leisurely 20-minute commute from the City and enjoys excellent connectivity to greater Sydney. Brighton-Le-Sands and numerous beaches of Botany Bay are only a short 5 minutes' drive away."The Carlton residential market has boomed in recent years, and there are no signs that growth will stop any time soon. Affordability and lifestyle being the key factors....."Outgoings: • Council Rates: \$2,048 p.a. • Water Rates: \$ 696 p.a. • Land Tax: \$3,147 p.a. Summary of Planning Controls: • Local Authority: Georges River Council • LEP: Georges River LEP 2021 • Land Zoning: R4 - High Density Residential • Floor Space Ratio: 1.5 : 1 • Building Height: 15 metres • Minimum Lot Size: 1,000 sq.m. Inspect by Appointment or As Advertised For further information or to discuss the opportunity in detail, please contact: *Note: Agent's interest disclosed Gianni Pasini (02) 833 8333 Manager - Project Marketing M: 0411 396 833 E: gianni@htwills.com.au John Lim Senior Associate - Projects M: 0469 968 698 E: johnlim@htwills.com.au