

45 Highbury Road, North Kellyville, NSW 2155

MANOR

Sold House

Wednesday, 23 August 2023

45 Highbury Road, North Kellyville, NSW 2155

Bedrooms: 6

Bathrooms: 3

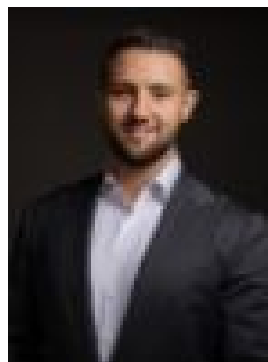
Parkings: 4

Area: 1632 m2

Type: House



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**\$2,025,000**

Manor Real Estate Presents This Prime Development Opportunity in Highly Sought-after North Kellyville! Discover an exceptional investment opportunity in one of North Kellyville's most coveted pockets, where convenience meets exclusivity. This expansive rectangular block spans 1,632sqm and is zoned R2, making it one of the last remaining premier residential development sites in this prestigious and rapidly growing area. Features of this remarkable property include: A generous land size of 1,632sqm (approx) and R2 zoning allowing for a minimum lot of size of 360sqm (STCA), this parcel is primed for residential development. Situated in a highly desirable area, this property is surrounded by a wealth of amenities, ensuring convenience and a high quality of life for future residents. The property's size and zoning present an unparalleled opportunity to create a bespoke residential development that will appeal to discerning buyers seeking contemporary living in a sought-after location. Currently, a modest 6-bedroom home occupies the site, providing a potential rental income of \$900.00 per week, making it an attractive option for investors. Don't miss your chance to capitalize on this exceptional opportunity. Invest in this prime parcel of land and secure your foothold in the thriving North Kellyville property market. Disclaimer: All information contained here is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy. We do not accept any responsibility for its accuracy and do no more than pass it on. Any interested persons should rely on their own enquiries. The existing dwelling's rental income is subject to market conditions and may vary. Buyers are advised to conduct their own due diligence and seek professional advice regarding development plans and potential rental returns.