

**54-56 Graham Road, Narwee, NSW 2209**

AUSREALTY

**House For Sale**

Wednesday, 1 May 2024

54-56 Graham Road, Narwee, NSW 2209

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1220 m2**

**Type: House**



Daniel Sutarov  
0290116888



Daniel Tonkonogy  
0452281852

## Auction

"With DA-approved plans for 20 apartments, this prime location offers a golden opportunity for developing a dream lifestyle community. The convenience of nearby transport, parks, schools, and shops positions these future homes as a strategic investment or first home. As the builder, I look forward to transforming this space into something incredible, ensuring that every apartment is a testament to modern living and convenience." - Builder- Prime location within walking distance to Narwee Train Station and local amenities- Development Approval (DA) secured for the construction of 20 modern apartments- Diverse unit mix: 12 two-bedroom apartments, 7 one-bedroom apartments, and 1 three-bedroom apartment- Potential for further development opportunities (STCA) due to R4 zoning and generous land size of 1233m<sup>2</sup>- Government incentives available for additional floorspace and apartment additions (STCA)- Comprehensive plans and related documents readily available upon request- Ample frontage of 33.9m enhances the property's street presence and accessibility- Ideal for investors or developers seeking a lucrative residential project in a high-demand areaDisclaimer: All information contained herein 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.