

70 Garfield Road East, Riverstone, NSW 2765



Sold House

Tuesday, 5 September 2023

70 Garfield Road East, Riverstone, NSW 2765

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1549 m2

Type: House



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Contact agent

Rod and Theresa from Ray White Nolan & Iken are pleased to present..An exciting and rare opportunity presents itself here with this large prime residential block of land in the heart of Riverstone with potential for rezoning to High Density Residential (6 storeys) under the Riverstone Town Centre Masterplan, sub-division (previously DA approved), 7 bedroom Boarding House (previously DA approved), dual occupancy, childcare centre, professional offices and/or other home businesses (STCA). Situated prominently on the high side of the main street within close proximity to all amenities including the train station, schools, restaurants and shops. The land size is approximately 1549 sqm with 31 metre frontage and consists of 3 bedroom brick home with garage and storage area underneath.. Possible redevelopment options include:Permitted without consent (STCA)Home occupationsPermitted with consent (STCA)Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Oyster aquaculture; Places of publicworship; Pond-based aquaculture; Public administration buildings; Recreation areas; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Veterinary hospitals; Water reticulation systemsThe home:Formal lounge with timber floorboard and split system air conditioning;3 bedrooms, master with built-in wardrobe;Bathroom with shower, bath and toilet;Dining area off the kitchen;Kitchen:U-shaped kitchen with electric cooktop and wall oven, servery through to dining;Outdoor features:Front and rear verandahs;External laundry and 2nd toilet;Original shed/workshop;Huge backyard with fruit treesSingle garage with under house storage room.Additional features: High ceilings downstairs, nbn, timber and vinyl floors throughout an NBN connectivity.Currently tenanted at \$560 per week until August 2024.School catchment:1.1km to Riverstone Public School;1.3km to Riverstone High School. Close to a selection of quality private schools.Visit <https://education.nsw.gov.au/school-finder> for more information.Location highlights:Transport:Access to local bus services;350m to Riverstone station;5.8km to Tallawong Metro station.Shopping:350m to Riverstone shops;7.8km to Rouse Hill Town Centre.Contact the agents:Rod Nolan at 0416 120 224,Theresa Scholtz at 0450 522 811.Disclaimer: 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.*In light of developments regarding COVID-19, we ask that if you wish to visit one of our properties that you adhere to the health guidelines issued by the NSW Government*