

**98-100 Fowler Road, Illawong, NSW 2234**



**House For Sale**

Friday, 24 May 2024

98-100 Fowler Road, Illawong, NSW 2234

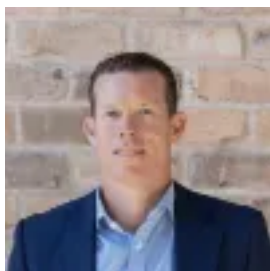
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2415 m2**

**Type: House**



Gavin Ottaway  
0295430333



Jo Siljanoski  
0418452229

## Auction

This property offers a unique opportunity to acquire a street to deep waterfront estate in a prime Illawong location. Spanning approximately 2,415sqm, this property features a current three-bedroom, well-maintained family home boasting expansive views. While livable as-is, it presents an ideal canvas for renovation or a complete rebuild. With endless potential, you can create your dream home with sweeping river views. Developers may also explore the potential (STCA) to subdivide the land and create two waterfront residences. Nestled along the Woronora River with captivating views of the Como Bridge, and conveniently close to shops, schools, parks, and sporting facilities, this property is one you won't want to miss.

**Key Features:**

- Current Home: Three-bedroom, well-maintained family home with expansive views.
- Dual Driveways and Dual Street Numbers: Two existing driveways at street level and two street numbers enhance development and subdivision potential.
- Zoning and FSR: Approximately 2,415sqm, zoned E3 with a 50% Floor Space Ratio (FSR).
- Frontage: approximate property width of between 18-20m over the length of the property.
- Development Potential: Potential to subdivide (STCA), or renovate and extend the original home (STCA).
- Driveway Access: Driveway provides level access to the existing home.
- Parking: Ample off-street parking both at the house and street level.
- Occupancy Options: Move straight in or rent out the existing home.
- Convenient Location: Moments to Illawong Shopping Village, public transport, and eateries.

When looking at properties it's important to have confidence in how much you can borrow. As Ray White are partnered with Loan Market they can make this simple and easy for you. Should you wish to know your borrowing powers simply go to [www.loanmarket.com.au/brokers/jason-wylie](http://www.loanmarket.com.au/brokers/jason-wylie) now and our Loan Market broker will be in touch.