

16 Caloola Road, Constitution Hill, NSW 2145



House For Sale

Monday, 1 July 2024

16 Caloola Road, Constitution Hill, NSW 2145

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 803 m2

Type: House

Auction 27th July at 1:00pm

Elevated with district views and situated opposite Caloola Road Reserve, this original cottage is being offered to market for the first time. A spacious family-friendly layout including four large bedrooms, three bathrooms/ two ensuites, a generous formal lounge and dining room, and a rear rumpus that opens to an expansive rear yard. Development Potential: Builders, developers, and those with a vision for future opportunities will appreciate these key land features: • **LARGE 803 SQM CORNER LOT** suitable for dual occupancy/duplex or detached homes (STCA) • **R2 zoning** | Parramatta Council | 17m x 46m approx. • **Elevated, clear land** and a gentle slope to the street • **Dual street frontages** on Caloola Rd and Boonah Street • **Significant potential for building and profit** • **Options to retain the existing home** with an additional dwelling at the rear, subdivide for detached duplex homes, or add a granny flat Conveniently located just a short stroll from renowned local schools, bus stops, Emma Crescent shops, and the library, this unique property is sure to impress all who visit. Auction On-Site: Saturday, 27th July at 1 pm. For all enquiries, contact Russell Judd at 0404 028 262!