

**2 Valda Avenue, Arncliffe, NSW 2205**



**House For Sale**

Thursday, 4 July 2024

2 Valda Avenue, Arncliffe, NSW 2205

**Bedrooms: 3**

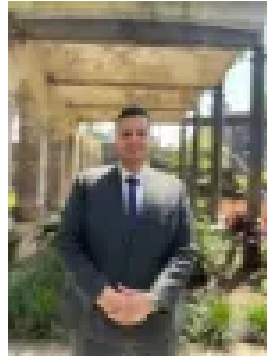
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Rami Abdallah  
0295977372



Ali Abdallah  
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## Expression Of Interest

This large corner positioned block is located conveniently moments away from Wollli Creek village square, train station, M5, Sydney Airport, Sydney CBD, and many other major arterial roads. Ideal for developers, investors, and land bankers, this property enjoys a favorable R4 'High Density Residential' zoning with 26.5m height limit and a 2.2:1 FSR. The property currently has a 3-bedroom house with separate living and dining area, modern bathroom and a lock up garage which makes it ideal to rent out while deciding what to do with this property. This property enjoys many features including:

- Large 747.8sqm block comprising of 2 lots (Lot A 376.2sqm & Lot B 371.6sqm)
- Favorable R4 'High Density Residential' Zoning with 26.5m HOB and 2.2:1 FSR
- 2 street frontages to Flora Street and West Botany Street
- Conveniently located in proximity to Wollli Creek train station, Airport, Woolworths, parks, beaches and dining precincts
- Current 3 bedroom home ready to rent out

2 Valda Avenue, Arncliffe NSW 2205 is being offered via Expression of Interest closing Thursday 8th August 2024 4:00pm.