

27-29 Garrong Road, Lakemba, NSW 2195

CastleHaven

House For Sale

Wednesday, 19 June 2024

27-29 Garrong Road, Lakemba, NSW 2195

Bedrooms: 7

Bathrooms: 4

Area: 1037 m2

Type: House



Sunny Lee

Auction

27 Garrong Road & 29 Garrong Road Lakemba This exceptional 1,037 m² Zone R3 Medium Density Residential property comprises two properties (27 Garrong Road and 29 Garrong Road), offering a superb opportunity for developers, professionals, savvy investors, and extended family home buyers! With the NSW Government's new housing rules poised to override existing council planning regulations, this combined property presents a rare opportunity rarely seen in this area.

Features:

- **Total Land Area:** 1,037 m²
- **Frontage:** 20.726 meters
- **Depth:** 50.292 meters
- **Good Rental Income:** Generates a steady income stream while holding for future development
- **27 Garrong Road:** Full brick, 3 bedrooms, 2 bathrooms, land 505.9 m², fully renovated
- **29 Garrong Road:** Full brick, 3 bedrooms, 2 bathrooms, separate 1-bedroom granny flat, land 531.1 m²
- **Spacious backyards:** Ample parking and recreational space
- **Ideal For:** Developers, extended families, savvy investors, professional use

Location and Benefits:

- **Leafy neighbourhood:** Enjoy the tranquility of a green, suburban setting
- **Convenience:** Short walk to Hampden Park Public School, St Therese Catholic Primary School, Lakemba train station, and the upcoming Metro station (opening in 2025)
- **Amenities:** Close proximity to Woolworths, cafes, restaurants, popular clubs, and Parry Park
- **Healthcare and Transport:** Easy access to Canterbury Hospital, Belmore station, and Campsie Centre

Key Opportunities:

- **Zoning Benefits:** The R3 zoning aligns with the NSW Government's proposed new planning controls, allowing for the construction of low-rise terraces, townhouses, manor houses (two-storey apartment blocks), and six-storey mid-rise apartments in areas near railway stations and shopping centres.
- **Government Support for Development:** More information available at (<https://www.cbccity.nsw.gov.au/development/low-to-mid-rise-housing-changes>)

This is a rare chance to secure a prime piece of Lakemba real estate with exceptional potential for various uses. Don't miss out on this outstanding opportunity! For more information or to arrange an inspection, please contact: Sunny Lee on 0424 273 283 or email sunny@castlehaven.com.au today!

Disclaimer: The above information has been gathered from sources that we believe are reliable. However, we cannot guarantee the accuracy of this information, nor do we accept responsibility for its accuracy. Any interested parties should rely on their own due diligence.