

**28,30,32 Somerset Street, Kingswood, NSW, 2747**

**House For Sale**

Friday, 16 August 2024



28,30,32 Somerset Street, Kingswood, NSW, 2747

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Joseph Vella  
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## **PRICELESS POTENTIAL! B4 Mixed Use Multi Storey Development Site**

Rare Development Site - B4 Mixed use zoning located directly opposite Nepean District Hospital. This sought-after position is situated only a short distance from Penrith Academic Selective School, Western Sydney University, Kingswood train station, local parks, and amenities. You do not want to miss this one.

This rare development site is an ideal investment for medical use, serviced apartments, major super funds, self-managed super funds or any astute investor wishing to take advantage of the capital growth generated by of the infrastructure investment by the state and federal governments currently undertaken in the Penrith City.

A unique opportunity to acquire three adjacent houses with a total area of 1681m<sup>2</sup> and two street frontages totalling 82m with the potential for an exceptional mixed-use commercial/residential development (subject to council approval). This is an exciting period for the whole of Penrith Local government area will benefit from the development of Western Sydney Airport, Western Sydney Aerotropolis, and associated infrastructure development plus the expansion of Nepean District Hospital.

### Feature Highlights:

- + Rare Development Site on Corner location
- + Three adjacent properties
- + Two street frontages
- + Prime location opposite Nepean District Hospital
- + Zoning - B4 Mixed use commercial/residential zone
- + DA approved for 52 Units.
- + Building height of 18 metres (6 storeys)
- + Floor Space Ratio (FSR) of 3.5:1
- + Wide Frontage: 82m(approx.)
- + Total Land area: 1681m<sup>2</sup> (approx.)
- + Opposite Nepean District Hospital
- + 600m to Kingswood Station
- + 1km to Penrith Academic Selective High School
- + 1.3km to Western Sydney University

For more information call Joseph Vella on 0403 183 638 or Rod McIvor on 0433 189 715.

Plenty of diverse employment opportunities with the development of Western Sydney Airport, the business hub of the Western Sydney Aerotropolis and all the ongoing infrastructure projects.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. We have not verified whether that information is accurate, and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on.

All interested parties should make and rely upon their own inquiries to determine whether this information is, in fact, accurate.

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