

30 Federal Road, Seven Hills, NSW, 2147



House For Sale

Tuesday, 24 September 2024

30 Federal Road, Seven Hills, NSW, 2147

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Unmissable CBD Redevelopment Opportunity – 1056m²

For the first time in over 50 years, this expansive 1056m² parcel of prime land is available, offering an exceptional opportunity for redevelopment. Positioned directly opposite Centro Shopping Village and just a short 500-meter walk to Seven Hills train station, this site is bursting with potential. Whether you envision a street-front subdivision, a childcare facility, or other commercial ventures, this property is perfectly timed to coincide with the upcoming Blacktown Council Master Plan for Seven Hills CBD. The current rental return of \$35,000–\$40,000 per annum from the existing home provides solid income while you plan your next move.

- Prime CBD location – ideal for redevelopment with endless possibilities
- Generous 1056m² block with a 24-meter frontage and no easements
- Level, clear land – free from significant trees or obstacles, ready for development
- Retain the existing home and detached studio while undergoing DA approval
- Charming 3-bedroom home with spacious living areas
- \$35,000–\$40,000 rental income annually while you prepare for future development
- North-facing block directly across from Centro Shopping Village
- Only 500 meters from Seven Hills train station, with express services to Sydney CBD
- A rare opportunity with future development potential in a rapidly evolving CBD