

4 Flora Street, Arncliffe, NSW 2205

gavanproperty

House For Sale

Tuesday, 26 March 2024

4 Flora Street, Arncliffe, NSW 2205

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Anthony Pulvirenti
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Michael Luck
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Expressions of Interest

Offered for the first time in over 40 years and ideally positioned in the vibrant neighbourhood of Arncliffe, this well presented home boasts a range of features and provides the flexibility to move straight in and enjoy, rent out, or embark on a new construction project (STCA). Nestled in the heart of Arncliffe, this property boasts a coveted address, surrounded by a multitude of amenities and conveniences. With an R4 High Density Zoning, this home is ideal for investors or developers seeking to maximise returns and capitalise on the area's potential growth. - High Points: 2.2:1 FSR - Height Limit: 26.5m - Land Size: 613.4sqm (approx.) - Frontage: 15.24m (approx.) - Zoning: R4 High Density Residential - 500m to Woolworths and shops - 1.8km to Arncliffe Train Station - 15.9km to Sydney CBD - 1.5km to M5 - 4.5km to Sydney Airport

The existing home provides three generously sized bedrooms and multiple indoor/outdoor living, dining and entertaining spaces. The kitchen includes an abundance of bench and cupboard space whilst the neat and tidy family bathroom is well appointed to the bedrooms and features a separate shower and bathtub. A bonus studio at the rear of the home could be utilised as a teenage retreat or would make a perfect office for those working from home. Whether you're looking for a sound investment, seeking a renovation project or exploring the option to knockdown/rebuild (STCA), this well-positioned home presents an enticing canvas in a highly sought after location. For sale by Expressions of Interest closing 4:00pm, Monday 22 April 2024.