

47 Graham Road, Narwee, NSW 2209



House For Sale

Tuesday, 23 January 2024

47 Graham Road, Narwee, NSW 2209

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 736 m2

Type: House



Orchid Sit

Price guide 1750000

AUCTION ON 17TH FEB 2024 at 1:30 4 bedrooms timber house, R4 Unit Site (previously approved) & Potential Townhouse/Duplex with leafy outlook (STCA) Step into an extraordinary property situated in a rare location, offering a unique opportunity for developers and homebuyers alike. This exceptional R4 zoned development site, previously approved for 8 units, boasts a generous 736 sqm area and an expansive 20m frontage. The potential for redevelopment includes units, three-story townhouses/duplexes or the creation of two detached duplexes, making it an ideal canvas for your dream project. Developers will be captivated by the design flexibility this site provides and the diverse range of development options available (STCA). Whether envisioning a multi-residential complex or exploring the possibility of a Child Care Centre (STCA), this property offers an unmatched platform for your next project. For homebuyers aspiring to build their dream residence, this property offers a rare chance to construct an estate-style home in one of Narwee's most coveted streets. The existing property features a well-maintained residence with 4 bedrooms, 1 bathroom, and dedicated parking spaces. While currently comfortable, the true allure lies in the untapped potential of this site. Location is paramount, and this property excels in that aspect. Just moments away from Narwee train station, the bustling Roselands Shopping Centre, reputable schools, and convenient transport links, everything you need is within easy reach. Seize this truly exceptional opportunity to secure a prime piece of Narwee real estate. Whether you're a developer searching for your next project or a family ready to build your dream home, or living on it now for future investment value, this property is sure to be in high demand. Don't let this opportunity pass you by. Act today and shape your future in Narwee. For further details, pricing information, or to initiate negotiations with Orchid Sit on 0433202903.