

**50 Hampden Road, Russell Lea, NSW, 2046**



**House For Sale**

Friday, 16 August 2024

50 Hampden Road, Russell Lea, NSW, 2046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Fiona Hellams

0419264474

### **Northeast to rear corner block with R3 zoning!**

Only 250m from Russell Park on the waterfront at Five Dock Bay and 5mins walk to Lyons Road, this 443sqm block on the corner of Hampden Road and The Parade offers an amazing opportunity to capitalise on a great position and R3 medium density zoning. It's not about the existing house, but the size of the land and the potential to redevelop the site (STCA). The property is to be sold as is and presents dynamic scope for owner-builders or developers to potentially redevelop and make the most of this sought-after location. It's so handy to everything - shops, restaurants, schools and buses - with easy access to Drummoyne, Five Dock and into the heart of Sydney CBD.

- Only two blocks back from the Five Dock Bay waterfront
- Two street frontages and sunny northeast aspect to rear
- Superb potential to capitalise on medium density zoning
- Bus services to the city practically outside the front door
- In the catchment for popular Abbotsford Public School
- No access available to site; call agent to discuss details