

66 Woids Avenue, Allawah, NSW 2218



House For Sale

Tuesday, 28 November 2023

66 Woids Avenue, Allawah, NSW 2218

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 467 m2

Type: House



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Offers Now Or To Auction

Builders, developers, site acquisition specialists, families, investors, architects, and self-managed superfunds, this is your opportunity to secure a wonderful home in the heart of Allawah with incredible development and build potential. This is a rare opportunity to purchase one of the two remaining houses in this section of Woids Avenue within walking distance of all the required amenities. Explore the options available with R4 high-density residential zoning to develop the land subject to council approval. You can stamp your mark on the area with a new build catering to the buyers wanting to enter this prized pocket of the St George marketplace. It is also being offered to the public for the first time in over 80 years. Built to sell or build to rent depending upon your business model. With a walk-to-everywhere address, the location of this home will capture the eyes of those wanting to be centrally located with excellent access to Allawah Train Station, bus transport, cafes, restaurants, schools, supermarkets, medical facilities, Allawah Hotel, outdoor parks, Westfield Hurstville and Kogarah Village. The home is only ten minutes from Ramsgate Beach, Sans Souci, Dolls Point and Brighton-Le-Sands beachside communities. For sporting enthusiasts, you can drive or cycle to Beverley Park Golf Course, Poulton Park synthetic fields, Carss Bush Park, Parkside Tennis Courts, Harold Fraser Oval and Hurstville Oval. Versatile options are available for those working at St George Hospital, Sydney Airport, Port Botany and surrounding business districts.

Key Facts:- Development Site Potential: Yes (subject to council approval).- Zoning: R4 High-Density Residential (as per council controls).- Land Size: 467.9m² approx. (as per contract for sale).- Height: 15m approx. (as per council controls).- Floor Space Ratio Map: 1.5:1 (as per council controls).- Property Dimensions: 12.19 X 38.53 / 38.56 approx.- Build A Brand New Home: Yes (subject to council / CDC approvals). Accommodation:- Potential exists with the R4 Zoning to explore options for varying types of development subject to council approval.- Capitalise on the wonderful area of Allawah which is within 5 minutes of Hurstville, Carlton, Kogarah, South Hurstville and 10 minutes within Brighton-Le-Sands, Ramsgate and Ramsgate Beach.- Ideal for a boutique development subject to council approval that caters to both in and out-of-area buyers looking as an owner occupier or investment purchase.- Scope to build a brand-new lavish luxury home with architectural detailing, cabana, swimming pool and more subject to council/CDC approval.

Features & Amenities:- Direct School Catchment: Blakehurst Public School, Blakehurst High School, access to St George Christian School, Marist College Kogarah and varying private schools including Danebank Anglican School For Girls.- 5-minute walk to Allawah train station, cafes, shops and nearby eateries.- Access the N10, N11, and 947 bus services to surrounding areas.- 5-minute drive from Hurstville Yum Cha, cafes, eateries, Coles, Woolworths, Aldi and Hurstville Foodies & Farmers Market.- Presents a lifestyle of convenience as a walk-to-everywhere address, ideal for those who like to ride bicycles and stay active.- Walk to Meade Park to relax, play on the equipment, meditate and have family picnics. Perfect for children to play and enjoy being outdoors.- 5-minute drive to Hurstville CBD, Westfield Shopping, Kogarah Village, St George Private & Public Hospitals, TAFE & Kogarah train station.- 5-minute drive to ALDI Carlton, Woolworths Hurstville East Quarter, BWS East Quarter, Love Of Beans and Self Raised Bread Shoppe.- 5-minute drive to St George Public & Private Hospitals plus Hurstville Private Hospital and Waratah Private Hospital.- 15-minute drive to Sydney Airport Domestic & International plus Lady Robinsons Beach, Cook Park, Brighton-Le-Sands, Monterey, Dolls Point, Sans Souci and Sandringham. Easy access to the new St George Sailing Club, St George Motor Boat Club, Bay Breeze Cafe and Cafe Bella Dee.

For more information or to discuss this property, please contact: Patrick Wedes | 0418 356 789 & 7229 1231. Myanna Wedes | 0431 927 391 & 7229 1231. Social Media: @TeamWedesBellePropertyBelle Property Platinum Elite Agents FY23, FY22 & FY21. *All information contained herein is gathered from sources we consider to be reliable, however, we cannot guarantee or give any warranty to the information provided. Aerial imagery outline is approximate and to be used as a guide.