

**86 Earl Street, Canley Heights, NSW, 2166**

**Raine & Horne.**

**House For Sale**

Wednesday, 30 October 2024

86 Earl Street, Canley Heights, NSW, 2166

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**

## Development Potential in Exceptional Location!

Showcasing an unrivalled location with a convenient lifestyle to match, this once in a lifetime parcel of land provides boundless development and land banking potential! Ready for demolition and primed for development, this fantastic three lot potential is well positioned in an ultra-convenient location that will surely leave a lasting impression! Boasting an ideal rectangular block of approximately 682.8sqm, it provides investors and developers with future opportunities to add value by way of a triplex development! With a strong focus on development and a possible buy now and build later prospect, this extremely rare parcel of land also provides an ideal corner block position allowing for various design configurations and construction accessibility that will surely appeal to developers and builders alike. An impressive parcel of land with a wealth of potential if provides immediate access and withing walking distance to Canley Heights CBD offering an abundant selection of local produce, restaurants and cafes, specialty stores and the popular and vibrant nightlife on offer.

### Site Features:

- ☒ Corner block position on approximately 682.8sqm
- ☒ Frontage of 19.9m ( approximate )
- ☒ Zone R2 Low Density Residential
- ☒ Triple allotment with triplex development potential (S.T.C.A.).