

**43C Carnarvon St, Bow Bowing, NSW, 2566**



**Land For Sale**

Saturday, 10 August 2024

43C Carnarvon St, Bow Bowing, NSW, 2566

Type: Land

## Development Opportunity with DA Approved Plans

In Rooms Auction on Wednesday 11th September @ 6pm. To register to offer OR to follow this campaign copy the below link into a search engine: <https://buy.realtair.com/properties/139032>

Discover the perfect canvas for your next residential project at 43C Carnarvon Street, Bow Bowling. This prime piece of real estate offers a rare opportunity to acquire a vacant plot with DA Approved Plans for a dual occupancy development. Situated in a well-established and sought-after neighborhood, this property is ready to be transformed into two luxurious homes, providing an exceptional return on investment.

### Property Highlights:

☑️ Total Site Area: 744 square meters of clear, sloped land, ideal for immediate construction.

### ☑️ Dimensions:

o☑️ Frontage: Approximately 30.460 meters along Carnarvon Street.

o☑️ Left Boundary: Approximately 31.102 meters.

o☑️ Right Boundary: (near the driveway) Approximately 27.179 meters.

o☑️ Back Boundary: Approximately 20.81 meters.

☑️ Dual Occupancy Design: Approved plans include two separate residences, each featuring:

o☑️ Unit 1: Spacious layout with a 4.5 x 4.49-meter master bedroom, walk-in closet, en-suite, and additional bedrooms.

o☑️ Unit 2: Includes a 9.78-square-meter rumpus room, generous bedrooms, and a balcony, enhancing indoor-outdoor living.

o☑️ Luxury Features: Both units boast alfresco areas, modern kitchens, and private outdoor spaces, with Unit 1 featuring a swimming pool.

### Benefits to the Purchaser:

☑️ Ready to Build: Skip the time-consuming DA process and start building immediately with these council-approved plans.

☑️ Investment Potential: The dual occupancy design offers the flexibility to live in one unit and rent or sell the other, or lease both for maximum rental yield.

☑️ High Market Appeal: Situated in a quiet, family-friendly area, the property is surrounded by well-maintained homes and offers easy access to local amenities, schools, and parks.

☑️ Established Infrastructure: The site is serviced by existing driveways, fencing, and utilities, reducing construction costs and time.

☑️ Security and Privacy: The property is bordered by a 1.8-meter high metal fence, ensuring privacy and security for future residents.

☑️ This is a golden opportunity for developers, investors, and families looking to capitalize on a premium block of land with endless potential. The auction will be held on 11 September 2024, offering you the chance to secure this outstanding property.

\* Harcourts has made every effort to obtain the information regarding these listings from sources deemed reliable.

However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, prior sale or withdrawal without notice.