

113 - 115 Faraday Rd, Padstow, NSW 2211

Sold - 21/09/2024

House 3 1



## Endless Potential Set On Approx 1,782.80 sqm With Combined F

On-Site Auction | Saturday, September 21st at 2:00PM. Registrations from 1:30PM.

Discover an exceptional once in a lifetime development opportunity with a combined land size of approximately 1,782.80 sqm and a impressive 29.26m frontage. These two lots, sold in one line, offer endless potential for developers seeking to capitalise in a prime situated location. The property currently consists of a three-bedroom, one-bathroom freestanding home with two garages and side access, providing a foundation for future development.

Whether you're an investor seeking a valuable land bank or a developer wishing to capitalise on a fantastic location, this property offers significant potential for expansion or future growth. This prime site offers endless potential to build three freestanding homes, two with a granny flats, The potential for a child care facility, subdivide into three individual lots or combination of all the above - subject to council approval.

Situated in a highly sought-after area, the level block is conveniently located with transport at your door step, just a 15-minute walk from Padstow Station, shops & schools, M5 motorway close proximity - making it an attractive option for future residential developments. Whether you're an experienced developer or embarking on a new venture, this unique offering provides a rare opportunity to create something special in the heart of Padstow.

### Key Features:

- Sold in one line, combined land size of 1,782.80 sqm (891.4 sqm each) with a 29.26m frontage (14.63m each)
- Currently consisting of a three-bedroom, one-bathroom home with two garages
- Potential to build three freestanding homes, two with granny flats (STCA)
- Potential to build a child care facility, subdivide the lots or combination of above (STCA)
- Prime location, just a 15-min walk to Padstow Station, shops & schools
- Transport at your door step and M5 within close proximity
- Level block with side access, ample off street parking & 2 garages

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

### Listed By

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### Open for Inspection

By Appointment.