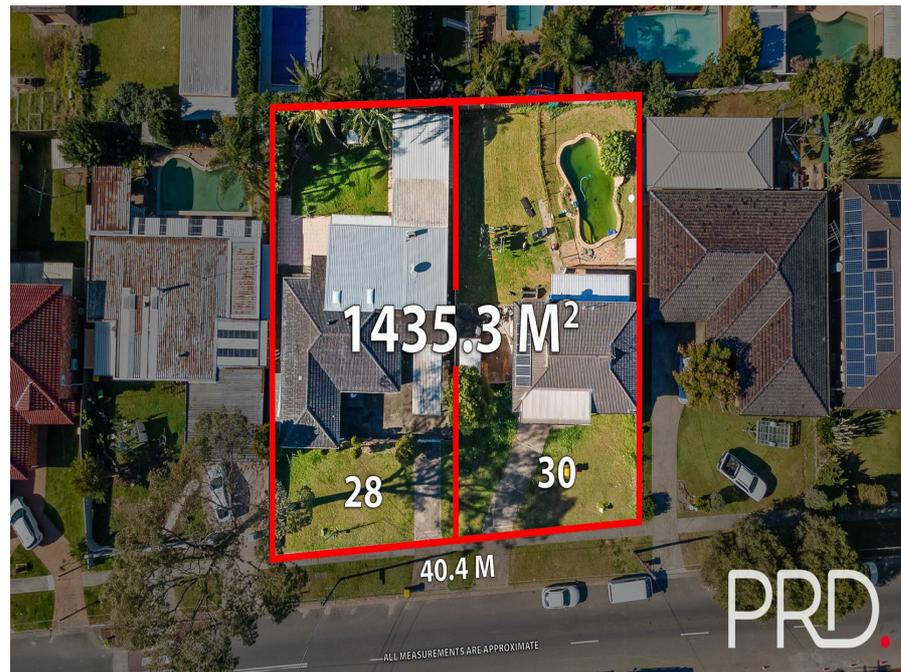


28 - 30 Nuwarra Rd, Chipping Norton, NSW 2170

Contact Agent

House 8 4 2



## Exceptional Development Opportunity in a Prime Location

Positioned in a highly sought-after pocket of Chipping Norton, 28 & 30 Nuwarra Road present a rare opportunity to secure two adjoining properties with significant development potential. Set on a combined landholding of approximately 1,435sqm, this offering benefits from R3 Medium Density Residential zoning, making it ideal for developers, investors or builders looking to capitalise on the area's strong growth (STCA).

**Open for Inspection**

By Appointment.

With a generous combined street frontage and level land, the site offers excellent scope for a range of future development outcomes including townhouses, duplexes, or boutique residential projects, subject to council approval.

### Key Highlights:

- Two adjoining properties offered together
- Combined land size: approx. 1,435sqm
- R3 Medium Density Residential zoning
- Wide 40m street frontage
- Level parcels with existing dwellings providing holding income potential
- Located in a well-established residential area close to schools, parks, shops and transport

Opportunities of this scale in such a tightly held location are rarely offered, presenting an outstanding chance to secure a substantial development site in the heart of Chipping Norton.

Development potential subject to council approval (STCA).

\*Instructions are to be sold together\*

Disclaimer \*\*\* All offers must be in Writing \*\*\* Please be aware that all enquires require a contact number and email address. Enquires that do not have this information will not receive a response. All the information we have obtained and gathered that has been provided here from sources we believe to be reliable and also from relevant third-party sources. However, PRD Real Estate Liverpool do not guarantee or take any liability for the information provided and we are not financial advisers or accountants and do not provide any of the above information as advice of any nature. All interested parties are required to rely solely on their own independent enquires and due diligence to all information related to the property. Virtual/styling furniture Photography may have been used

### Listed By

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Listing Number: 3528373