

38a - 40 Station St, Fairfield, NSW 2165

CONTACT AGENT

House 10 3 4



Prime Development Opportunity | 1,884sqm Approx. Combined La

Positioned in the thriving heart of Fairfield, this exceptional site presents a rare opportunity to secure a substantial high-density development holding with strong current income and outstanding future potential.

Open for Inspection

By Appointment.

Offered as a combined parcel of approximately 1,884sqm with an impressive 27m approx. frontage, this property is ideally suited for developers and investors seeking to capitalise on the area's ongoing growth and demand for residential accommodation.

Property Overview

38A Station Street, Fairfield:

- Dual-level residence
- 7 bedrooms total (4 upstairs, 3 downstairs)
- Approx. 961sqm land area
- Currently leased at \$900 per week

40 Station Street, Fairfield:

- 3-bedroom home
- Approx. 923sqm land area
- Currently leased at \$600 per week

Development Features:

- R4 High Density Residential zoning
- Part of the new LMR zoning changes
- Floor Space Ratio (FSR): 2.2
- Height limit: approx. 22m
- Combined frontage of over 27 metres
- Easement registered on title, enhancing development flexibility

Development potential:

Listed By

Binh Huynh

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