

**156 Botany St, Kingsford, NSW 2032**

**Sold - \$3,400,000**

Commercial Land



## A World Of Opportunity On A Rare 1,069sqm Landholding

Development opportunities in this connected pocket of Kingsford are a rare find and this freestanding double-fronted property presents a world of opportunity on a sprawling 1,069sqm landholding. A deceased estate available for the first time in almost 50 years, this unique residence is currently configured as three self-contained dwellings surrounded by sunny gardens with a triple carport and wide drive with plentiful parking. Perched high for privacy and surrounded by lush lawns, there's so much potential here with scope to build your dream home, subdivide or renovate the existing residences and create the ideal compound for multi-generational family living. On the edge of Randwick's university and hospital precinct, the 12m fronted property is 650m to the light rail and within easy reach of Kingsford's dining scene, the International French School and Mount Sinai College.

**Open for Inspection**

By Appointment.

- + High side of the street, deep setback and sunny gardens
- + 3 self-contained residences all featuring a private entry
- + 2 x 1 bed apartments and a 3-bedroom semi-style home
- + 3.5m ceilings, original hardwood floors, vintage charm
- + Prime development opportunity, extraordinary potential
- + High-growth location close to the Prince of Wales Hospital
- + Potential to renovate, recreate or completely develop STCA
- + Unique prospect, live in or rent out during the DA process
- + 600m to Rowland Park and playing fields, 2km to UNSW
- + Close to top schools, 650m to Juniors Kingsford Light Rail
- + 1km to Newmarket's dining hub and Inglis Park playground

Century 21 Armstrong-Smith are real estate experts based in the heart of Bondi Junction in the Eastern Suburbs and are proud to present this fantastic property. We look forward to offering you world class customer service for the 21st Century.

DETAILS: Nicholas Armstrong-Smith 0419 273 703

### Listed By

Nicholas Armstrong-Smith

