

77,79,81 Simmat Ave, Condell Park, NSW 2200

Sold - 11/03/2023

House 10 4 2



## Incredible Opportunity ? DA Approval for 8 Luxury Townhouses

Presented to the market for the first time in over 40 years, this exclusive opportunity consists of three separate properties that are to be sold in one line. On an impressive 2391sqm (approx.) parcel with a 45.72m frontage, there is DA approval to build 8 luxurious modern townhouses.

### Open for Inspection

By Appointment.

Complete with a construction certificate, the plans include 6 x 4 bedroom townhouses and 2 x 3 bedroom townhouses, all with double garages. With four street facing residences, each property will rest on a parcel of approximately 298sqm. There are currently three original homes on site (1 x 2 bed, 1 x 3 bed, 1 x 5 bed).

Ideally positioned in one of Condell Park's premier streets, the development site is located just a short one minute level walk to Condell Park's renowned shopping precinct and a 7 min/2.8km drive to Bankstown Central. A rare chance to create an ultra contemporary community of style and substance, this is truly a blue ribbon development opportunity.

### Features include:

- DA approval to build 8 luxurious modern townhouses
- Potential for childcare centre or 4 freestanding homes (STCA)
- Three separate original homes that are to be sold in one line
- Impressive 2391sqm (approx.) parcel with 45.72m frontage
- Valid construction certificate, plans for 6 x 4 bed, 2 x 3 bed
- Four street facing homes, each parcel approximately 298sqm
- Currently three original homes (1 x 2 bed, 1 x 3 bed, 1 x 5 bed)
- Presented to the market for the first time in over 40 years
- Ideally positioned in one of Condell Park's premier streets
- One minute level walk to Condell Park's shopping precinct
- Just a 7 min/2.8km drive to Bankstown Central and station
- A once-in-a-lifetime blue ribbon development opportunity

### Listed By

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