

**25 Cecil Street, Caringbah South, NSW, 2229**

**House For Sale**

Thursday, 14 November 2024

25 Cecil Street, Caringbah South, NSW, 2229

**Bedrooms: 3**

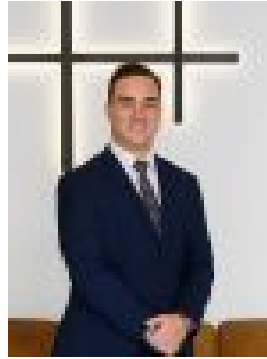
**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Michael Green



Jordan Agullo

## **Large 835sqm Block with two street frontages - Ideal for Redevelopment**

Featuring a brick, single-level 3 bedroom home offering scope for redevelopment for two new homes (STCA). Great size block with 15.2m frontage has two street frontages comprising a total area of 834sqm (approx.), located in a quiet family friendly street in popular Caringbah South.

The original brick home presents in excellent condition. Multiple formal and informal living space. Three double bedrooms plus updated bathroom. Older style kitchen and outdoor laundry. The large yard with a sunny westerly aspect has additional storage sheds, off street parking and workshop.

This valuable building block, in a popular location, represents a great investment in today's market.

RATES: \$680/QTR, WATER: \$175/QTR EST,  
Land Size: 834sqm approx. 15.24m x 54.91m approx.

- + Original brick single level home with garage
- + Living & separate dining, 3 bedroom and bathroom
- + Knockdown now or possible future rental
- + Zoned R2, FSR .55:1 = Potential Gross Floor Area 458sqm
- + Permissible use S.T.C.A. – Two new dwellings
- + High side of street, popular area, sunny aspect, easement free
- + 500m approx. to schools, shops and Dolans Bay