

40 St Johns Road, Cabramatta, NSW 2166

Raine&Horne.

House For Sale

Thursday, 29 February 2024

40 St Johns Road, Cabramatta, NSW 2166

Bedrooms: 3

Bathrooms: 1

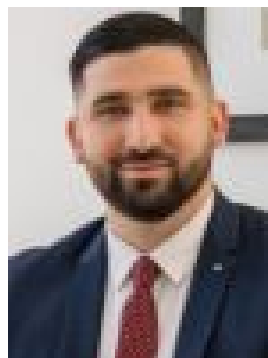
Parkings: 1

Area: 1627 m2

Type: House



Sam Ruisi
0297251445



Aldo Ianni
0433644566

Auction @ Doltone House, Club Marconi, 26th March

A once-in-a-lifetime opportunity awaits as we present to you this outstanding property with massive development potential. Zoned R4 High Density Residential, this property sits on a perfectly square 1627.10m² (approx.) block with a 20.22m frontage and a depth of 80.47m. Set in arguably one of Cabramatta's finest streets, this property is perfect for those looking to instantly develop, build an architectural masterpiece or simply landbank and enhance your development potential by obtaining any neighbouring properties, the possibilities are limitless. Located only minutes away from the hustle and bustle of both Cabramatta and Canley Heights CBD's, this outstanding location offers an excellent nightlife, an abundance of restaurants, cafes & specialty stores in the highly desirable Cabramatta. This locale provides a very accessible lifestyle as you're within walking distance to both Cabramatta High School and Cabramatta West Public School with Cabramatta train station, parklands, and bus services all nearby. • Zoned R4, High Density Residential. • Existing 3 bedroom home with 1 bathroom, could be rented. • Clean Square Block, No Easements. • Dimensions 20.22m x 80.47m = 1,627.10m² (approx.) • Floor Space Ratio: 0.8:1 • Maximum Building Height 16m • Potential to build apartments, terraces, townhouses, triplexes, duplexes, 3 Torrens title houses (STCA) Annual Council Rates: \$1767.39 approx Annual Water Rates: \$626.80 approx Disclaimer: The above information has been provided to us from the vendor. We cannot guarantee the accuracy of this information and as such the information provided is not a representation by us as to the accuracy of the statement. You should rely on your own enquiries and judgment to determine the accuracy of this information to satisfy yourself of the true position. Images are for illustrative purposes only and do not represent the final product or finishes or scale.