

Stafford Street, Kingswood, NSW, 2747



House For Sale

Tuesday, 29 October 2024

Stafford Street, Kingswood, NSW, 2747

Bedrooms: 9

Bathrooms: 3

Parkings: 2

Type: House



Helen Fitzpatrick
0414362955

UNIQUE & PRESTIGE 2826 SQM CORNER BLOCK SITE

Helen Fitzpatrick and Sid Elias of Ray White Nepean Group introduce to you a rare and premium development site with two street frontages.

This unique opportunity consists of FOUR blocks of land consisting of three adjacent homes, all in very good condition along with one vacant block of land; a total area of 2826 sqm.

Located on the corner of Stafford and Somerset Streets Kingswood, opportunities like this are becoming scarce and will be harder to find in the coming years, especially in a premium location near all services like this site.

Kingswood has become one of the outstanding suburbs for development and growth in the Nepean district. Located approximately 250 mt to Nepean Hospital and the medical precinct, purchasers have the potential to develop or land bank this great size parcel of land and be apart of one of the fastest moving suburbs in the district for development.

ZONED MIXED USE currently offers you a range of development opportunities:

LIST OF PERMISSIBLE USES WITH CONSENT (as noted in the Contract)

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Home businesses; Home-based child care; Information and education facilities; Light industries; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Roads; Sex services premises; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals

All three homes are in very good condition allowing you to benefit from the incomes whilst your DA is being lodged. Combined potential rent for the three homes is approximately \$115,440 pa (not including potential rent for the vacant block).

Blocks selling together are:

46 Somerset Street

- Vacant block
- 582 sqm
- Great as a parking lot or storage area

47 Stafford Street

- Corner block
- 556 sqm
- Three bedroom house + two bedroom Granny Flat
- House is currently for lease \$500 pw (\$26,000 pa)
- Granny Flat is leased until 20/9/25 for \$450 per week (\$23,400 pa)

45 Stafford Street

- 582 sqm block
- Three bedroom brick home plus a retreat
- Currently occupied
- Potential rent approx. \$600 - \$650 pw (\$31,200 - \$33,800 pa)

43 Stafford Street

- 1132 sqm block
- Three bedroom home in excellent condition
- Currently being run as an Airbnb
- Income achieved in 2023 \$46,900 pa
- Potential rent approx. (normal tenancy) \$600 - \$620 pw (\$31,200 - \$32,240)

Substantial corner sites in a large growth area are becoming extremely rare, especially located so close to ALL services:

- Major hospital (Nepean) - 250 mt
- Train station (Kingswood) - 700 mt
- Major shopping Centre (Westfield) - 3 km
- University (Western Sydney Uni, Kingswood Campus) - 1.5 km
- Airport (Badgery's Creek) - 19 km
- Schools (Penrith Selective High School, Kingswood Public School, St Dominics College, Xavier College)

The properties are being sold as Expressions of Interest. For all enquiries and copies of the Contracts, please call Helen Fitzpatrick 0414 362 955 or Sid Elias 0410 404 414.