

**23 Marlowe Street, Campsie, NSW, 2194**

STONE

**Block Of Units For Sale**

Thursday, 28 November 2024

23 Marlowe Street, Campsie, NSW, 2194

**Bedrooms: 12**

**Bathrooms: 6**

**Parkings: 8**

**Type: Block Of Units**

## ENTIRE BLOCK OF 6 APARTMENTS, REAR LANE ACCESS, POTENTIAL TO ADD 600 SQ METRES OF GFA, R4 ZONED

Unique opportunity to acquire this impeccably maintained boutique building set on over 1050sqmetre (approx.) of prime real-estate. A multitude of options awaits the astute investor to capitalise on this clearly under-utilised parcel of land.

- ☑Floor space ratio (FSR .75-1)
- ☑8.5 metre height limits
- ☑Rare rear lane access
- ☑Currently rented \$142,000 per annum with positive scope to increase
- ☑2 lock up garage (1 double) + 5 car spaces
- ☑Walk less than 800 metres to trains and 200 meters to Woolworths
- ☑Solid brick construction. Slab floor 1st level
- ☑Each apartment features air conditioning, own balcony, modern eat in kitchen, built ins, security intercom and North aspect