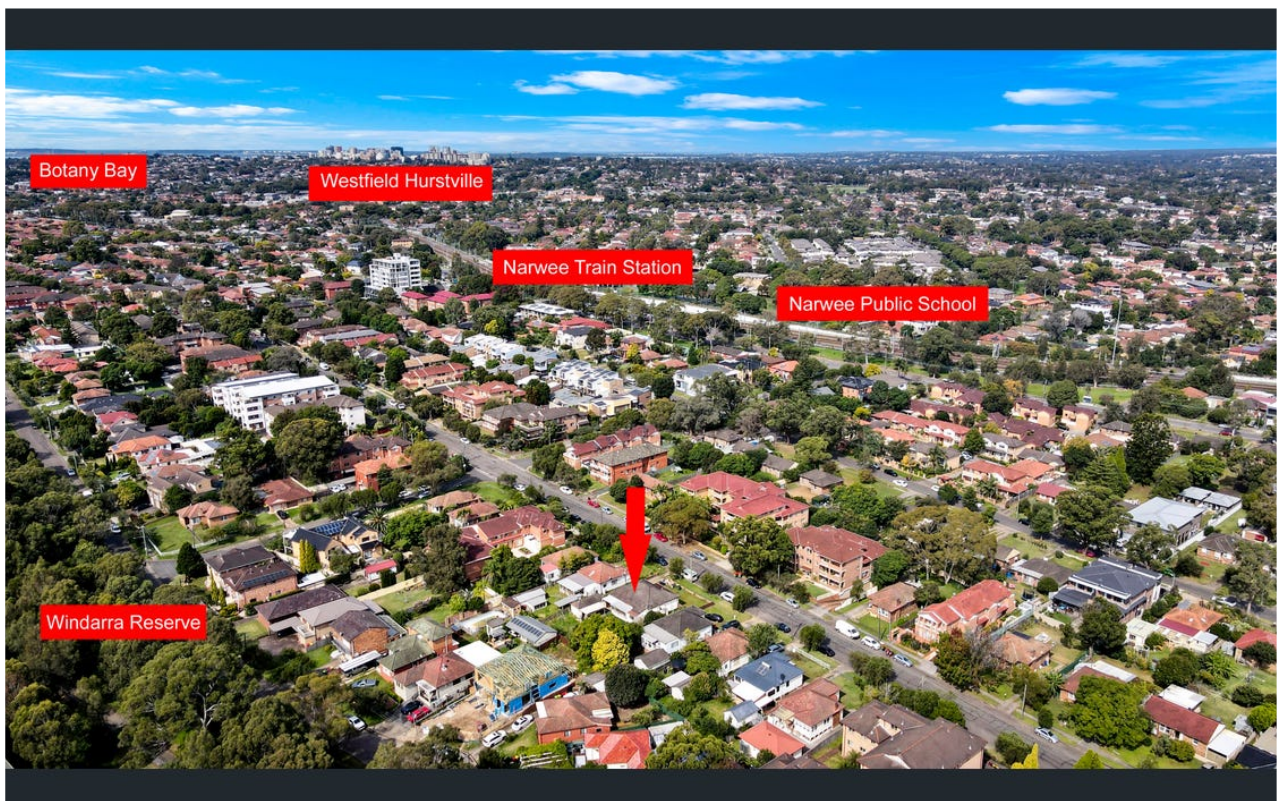


Don't Miss Out on This Unmissable Residency or Investment Opportunity

投资自住两相宜，切莫错失此良机

Location is paramount, and this property excels in that aspect. Just moments away from Narwee train station, the bustling Roselands Shopping Centre, reputable schools, and convenient transport links, everything you need is within easy reach.

位于 Narwee 黄金地段，离火车站、购物中心、学校咫尺之遥，交通便利，令工作、生活、学习轻松愉快。



47 Graham Road, Narwee, NSW 2209

For homebuyers aspiring to build their dream residence, this property offers a rare chance to construct an estate-style home in one of Narwee's most coveted streets. The existing property features a well-maintained residence with 4 bedrooms, 1 bathroom, and dedicated parking spaces. While currently comfortable, the true allure lies in the untapped potential of this site.

该田园风格的房子有4间卧室，1间卫浴，1个车库和2个户外车位，自住舒适有余，拆建潜力无限。





Courtyard 庭院



Garage spaces 车库车位: 1



Land Size 面积: 736 m²



Living areas 客厅: 2



Open car spaces 户外车位: 2



Toilets 卫浴: 1

Step into an extraordinary property situated in a rare location, offering a unique opportunity for developers and homebuyers alike. This exceptional R4 zoned development site, previously approved for 8 units, boasts a generous 736 sqm area and an expansive 20m frontage.

该房产占地面积736平米，前庭宽20米+，自住之外，更可作为开发项目，预准的R4项目让您可以将该房产开发成8套公寓。

AUCTION ON 17 Feb 2024 at 1:30pm (on site) 现场拍卖：2024年2月17日下午1:30



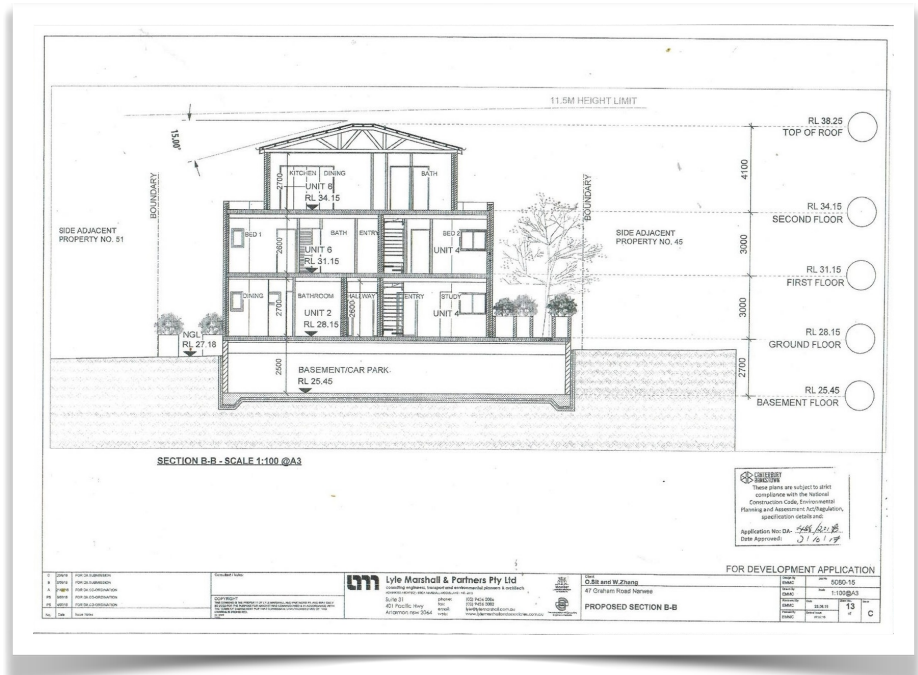
Auction Price guide 起拍价: 1,750,000+

The potential for redevelopment includes 8 units, three-story townhouses/duplexes or the creation of two detached duplexes, making it an ideal canvas for your dream project.

当然，您也可以将其改建为3层楼的联排/复式别墅，筑建您的梦想之家。

Developers will be captivated by the design flexibility this site provides and the diverse range of development options available (STCA). Whether envisioning a multi-residential complex or exploring the possibility of a Child Care Centre (STCA), this property offers an unmatched platform for your next project.

对于开发商而言，该项目具有灵活丰富的选择，譬如，您可以在此房产上兴建一所美轮美奂的幼儿园。



Seize this truly exceptional opportunity to secure a prime piece of Narwee real estate. Whether you're a developer searching for your next project or a family ready to build your dream home, or living on it now for future investment value, this property is sure to be in high demand. Don't let this opportunity pass you by. Act today and shape your future in Narwee.

在Narwee地段，这是一个千载难逢的机会。拥有梦想之家，或成功投资一个项目，机会就在眼前。抓住时机，拥有未来！

Open for Inspections 开放参观时间：

Wednesday 31 January 5:30 pm–6:00 pm	Saturday 3 February 11:30 am–12:15 pm
Wednesday 7 February 5:30 pm–6:00 pm	Wednesday 14 February 5:30 pm–6:00 pm
Wednesday 14 February 5:30 pm–6:00 pm	Saturday 17 February 11:30 am–1:00 pm

For further information, please contact Ms Orchid Sit on 0433202903.

垂询详情，请电薛小姐0433202903(国语/粤语)

Or visit 浏览：

<https://www.realestate.com.au/property-other-nsw-narwee-138988975>