



42 Colwell Street Kingsgrove NSW

LAND OF OPPORTUNITY - COVETED CORNER BLOCK

Offered for the first time in 58 years, set in a highly sought enclave and extending endless potential this prime corner site of over 777 square metres and combined frontage of over 50 metres provides endless opportunity to home owners, investors & builders alike.

Set amongst quality homes and boasting a coveted north facing yard this level block is only moments to local schools, cafes, eateries, train station and Hurstville CBD.

- Substantial existing home plus freestanding garage
- North facing yard, coveted corner site
- Near level block of land over 777 square metres
- Frontage to Colwell Street of over 17 metres
- Frontage to Morgan Street of over 33 metres
- Easy near level building block
- Endless underlying potential (stca)
- Close to train station, cafes, eateries, schools, Hurstville, Kingsgrove and Beverly Hills CBD's

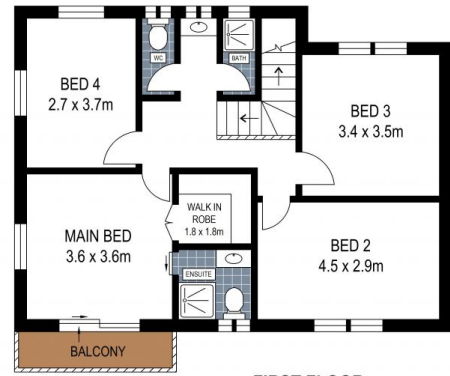
Type : Development
Land Size : 777.5 sqm
View : <https://www.brookes.net.au/sale/nsw/st-george/kingsgrove/commercial/development/6017898>

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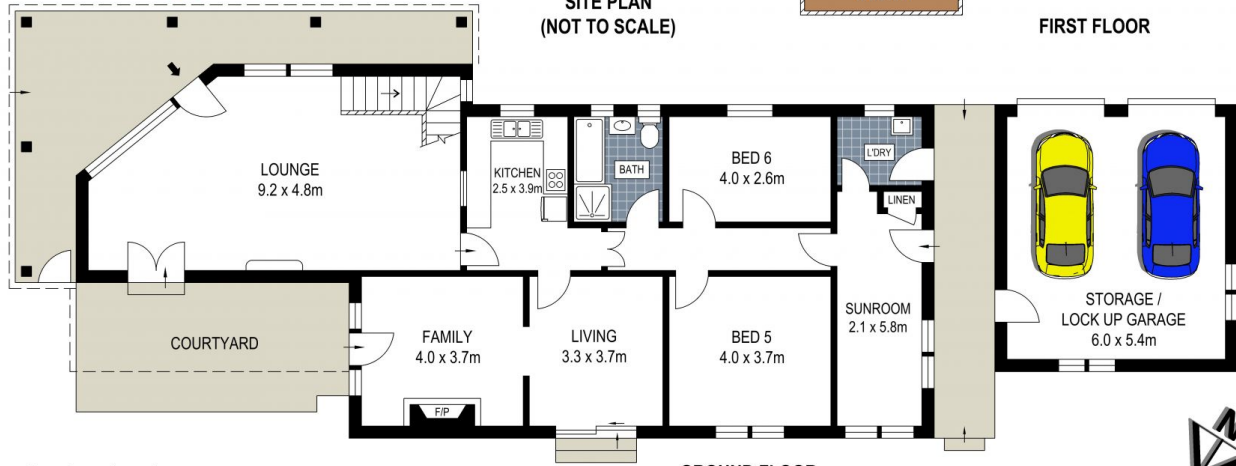
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**SITE PLAN
(NOT TO SCALE)**



FIRST FLOOR



GROUND FLOOR

0 1 2 3 4 5 metres



PLANS SHOWN ARE FOR MARKETING PRESENTATION ONLY AND IT'S NOT PART OF ANY LEGAL DOCUMENT. SUBJECT TO ERRORS, INACCURACIES AND IT SHOULD NOT BE USED AS SOLE AND ACCURATE REFERENCE.

42 Colwell Street, Kingsgrove

BROOKES PARTNERS