



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.

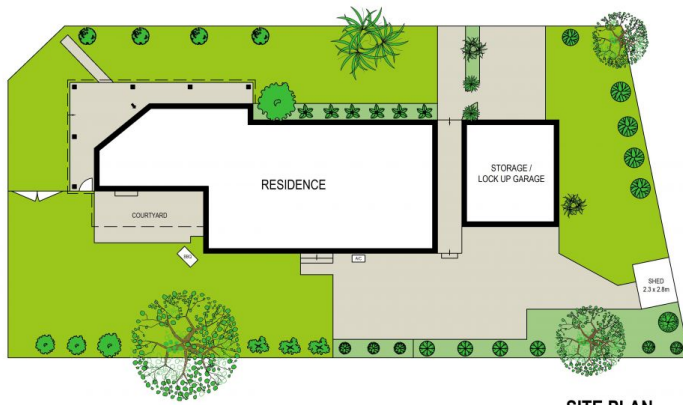
Set amongst quality homes and boasting a coveted north facing yard this level block is only moments to local schools, cafes, eateries, train station and Hurstville CBD.

- 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

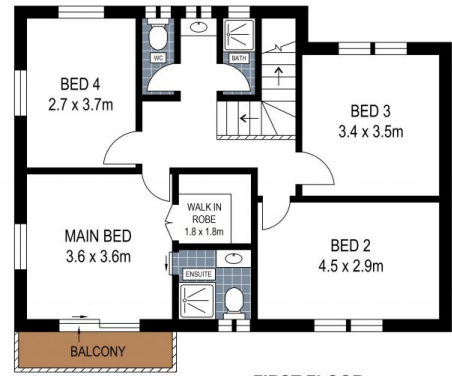
**Type** : Development  
**Land Size** : 777.5 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/st-george/kingsgrove/commercial/development/6017898>

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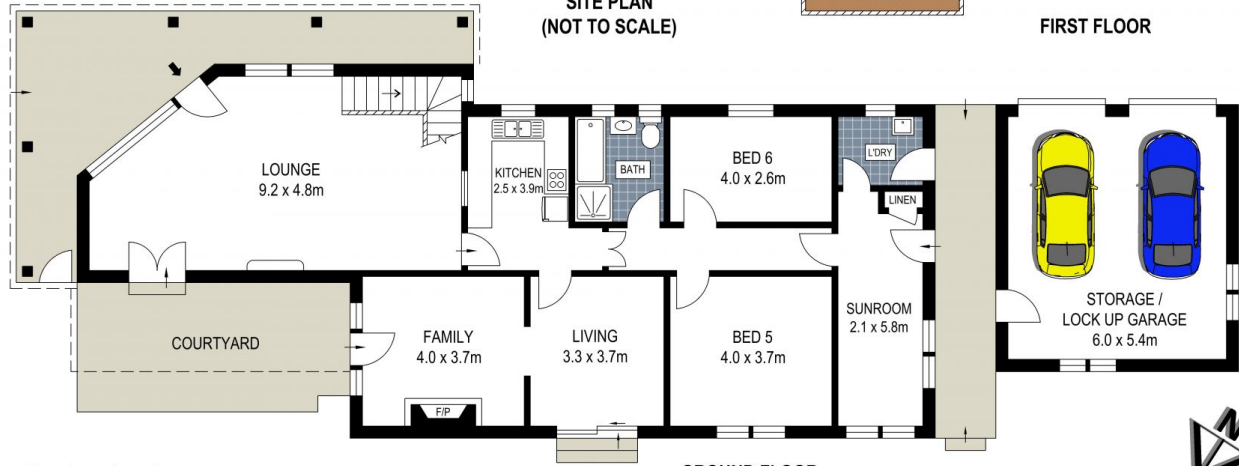
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**SITE PLAN  
(NOT TO SCALE)**



**FIRST FLOOR**



**GROUND FLOOR**



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42 Colwell Street, Kingsgrove

**BROOKES PARTNERS**