



45 Pitt Street Mortdale NSW

 2  1  1

LOCATION, LOCATION, LOCATION - ZONED "R4 HIGH DENSITY RESIDENTIAL" (UNDER CONTRACT)

Highly sought but rarely found home zoned "R4 High Density Residential" permitting future redevelopment (stca) and further development potential with additional adjoining consolidation.

Offering endless potential (stca) & conveniently located within walking distance to local schools, shops, train station, reserves and eateries this neat home with secured level rear yard presents a rare opportunity.

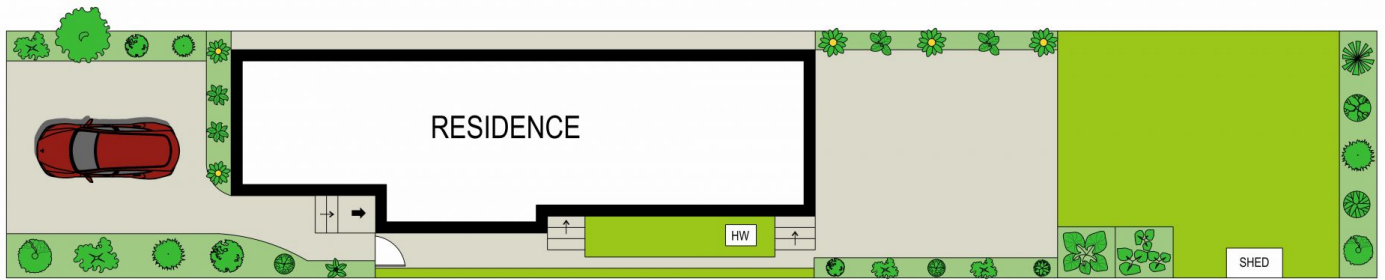
- Highly sought enclave
- Existing residential home
- Zoned "R4 High Density Residential"
- Easy near level building site
- Permissible FSR - 1:1 (stca)
- Permissible Height - 12 metres (stca)
- Current income

Type : House

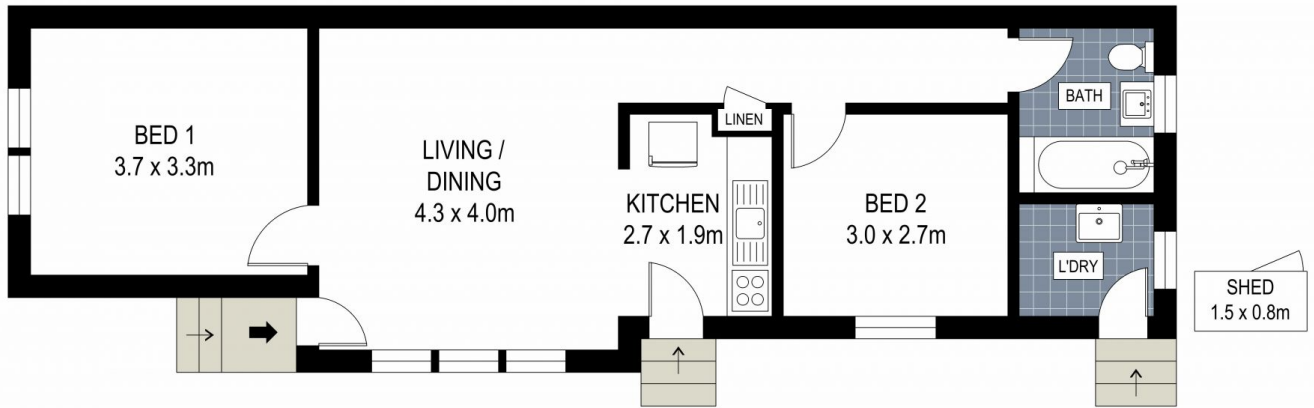
View : <https://www.brookes.net.au/sale/nsw/st-george/mortdale/residential/house/7443378>

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SITE PLAN (NOT TO SCALE)



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.

45 Pitt Street, Mortdale

BROOKES  **PARTNERS**