



10 and 12 Charles Street Arncliffe, NSW

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### Powerful development opportunity with R4 zoning

Investors, builders and developers will be highly impressed by the land size, prime positioning and numerous future possibilities of these two neighbouring properties. Set on a combined 982sqm over two titles, these freestanding houses represent a great chance to capitalise on a sizeable landholding close to the heart of Sydney.

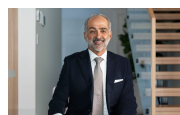
- Two side-by-side freestanding homes to be sold in one line
- 982sqm over two titles with a super-wide street frontage
- R4 zoning with potential for residential development (STCA)
- Zoning incorporates a 26.5m height allowance and 2.2:1 FSR
- Perfect positioning with trains, shops, cafes and dining 700m away
- Fast-growing location, 11km to Sydney's CBD, 4km to Brighton Beach
- Easy city access, moments to the M5 and minutes to Sydney Airport
- Both homes are liveable with scope to earn immediate rental income

Price: FOR SALE | RORY KALOS



**Rory Kalos**

0413 177 711



**Rory Kalos**

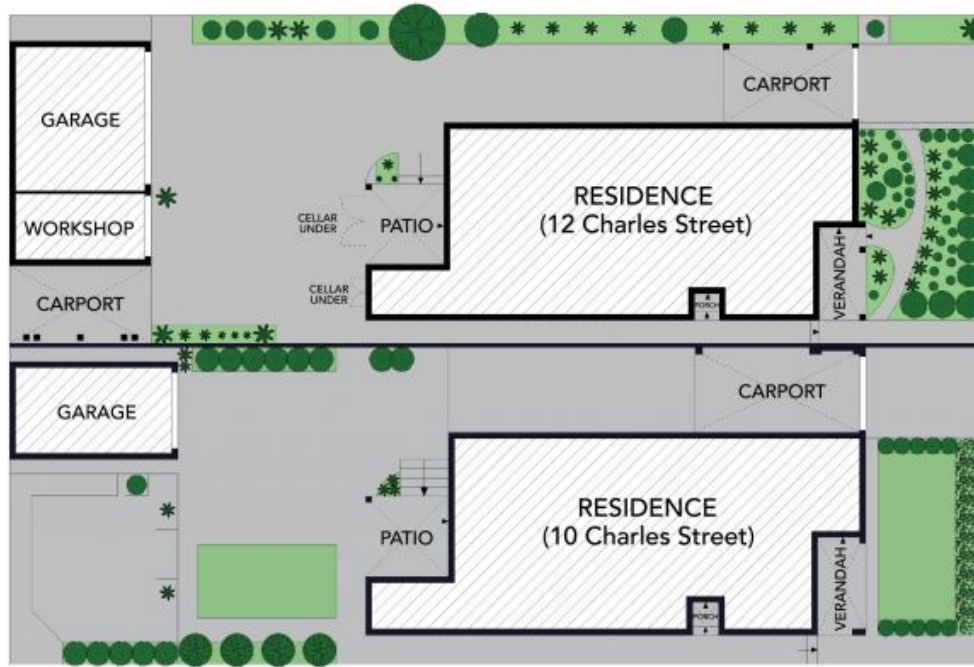
0413 177 711

10 Charles Street  
Arncliffe

STONE



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.