



49 Murdoch Street Cremorne, NSW

UNDER OFFER - Rare Opportunity for Development Site

These five townhouses present an unrivalled opportunity to acquire a prestige city side development close to Cremorne, Neutral Bay and Sydney CBD.

A prime residential location with a development opportunity, capitalising on the following key attributes:

R4 High Density Residential Land

Land size 793sqm (approx)

Rare location on the Lower North Shore close to transport

Situated in desirable location

Long term hold asset or outstanding development potential

7 Lock Up Garage spaces & 3 visitor parking spaces

Currently fully leased investment

Strong resale demand for this rare product

Total outgoings per annum: \$33,390.61 (approx)

Total income per annum \$228,020.00 (approx)

Council Rates: \$0.00

Water Rates: \$0.00

Strata Rates: \$0.00



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