



11 Dan Street Campbelltown, NSW 4 2

### Uncover the potential - Rare R3 development opportunity!

Seize the opportunity, this highly sought-after location! Nestled on the fringe of Campbelltown CBD, this expansive 1088m2 block sets the stage for an incredible development venture. Enjoy the convenience of a prime location, just moments away from local shopping centres, schools, and public transport.

The well presented 4-bedroom home, features a family room, 2 bathrooms and a single carport, exuding the charm of polished timber floors throughout. The real magic lies in the endless future possibilities it presents. Explore the potential for a granny flat or the options for a 2 lot subdivision or a multi lot townhouse/villa development.

With the R3 zoning, the canvas for innovation is vast, and the opportunities are boundless. Don't miss out on this chance to shape the future.

#### Key Features

- > Rare R3 development opportunity
- > Polished timber floors for added charm

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**Price:** \$1,090,000 - \$1,160,000



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(NOT IN POSITION)



(NOT IN POSITION)



The floor plan is not to scale, measurements are indicative and in metres. Certain elements are not in position. 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.

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