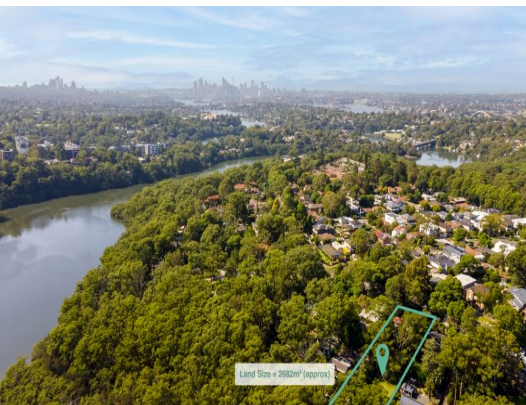




Land Size = 2682m<sup>2</sup> (approx)



22 Barons Crescent Hunters Hill, NSW

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### Rare Upmarket Development Opportunity in Garden suburb with views

This is a very rare upmarket development opportunity in the prestigious suburb of Hunters Hill. Offering a total land size of 2682sqm appx, street frontage of 20.2m appx and a depth of 133m appx this land size rarely comes up. The land is near level and largely clear of trees on the building envelopes. Based on the current plans lodged in council pending approval the property has potential for the following: - A subdivision of the land with: - 2 x Duplexes to be built on the front lot and 1 x Free standing home on the rear lot. Removal and replanting of numerous trees.

- Zoning is R2 Low Density Residential.
- The property has a north facing aspect with a bush frontage to the Great North Walk and onto Buffalo Creek and Lane Cove River
- The location is fantastic being a short walk to Boronia Park Village that offers cafes, dining, shopping, Boronia Park Primary School, regular bus transport, many parks, nature reserves and more
- Rental return \$820 per week

For any enquiries about the current development plans please Emma Parsons Challen on 0402 ...

**Price:** For Sale \$3,650,000 - \$3,800,000  
**Council Rates:** \$975.00 p/q  
**Water Rates:** \$300.00 p/q



**Emma Challen**

0402 955 437





The floor plan is not to scale, measurements are indicative and in metres. Detail elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

## 22 Barons Crescent, Hunters Hill

