

15 Stanhope Road Killara, NSW 4 2 2

### Premier east side residence with development potential

With an abundance of original period character this picturesque double brick home is simply breathtaking, offering an immediately comfortable family lifestyle with excellent potential to further update to make the most of its grand east side appeal in one of the area's landmark streets. Positioned on approximately 967sqm of land with an impressive 19m frontage in sublime formal gardens. Revitalised interiors show fresh paint and refinished timber floors enhancing the soaring decorative ceilings, and intricate leadlight. The gas kitchen and family bathroom present modern amenity.

The recently announced TOD SEPP will amend planning controls from 13th May 2024. The new planning controls will allow for future development under the revised 2.5:1 FSR and 22 metre height limit.

Further details regarding this program can be found at: <https://www.planning.nsw.gov.au/policy-and-legislation/housing/transport-oriented-development-program/transport-oriented-development>

**Auction:** 01/06/2024 12:30 pm

**Price:** Auction: Saturday 1st June Onsite



**Matt Payne**

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**Steven Kourdis**

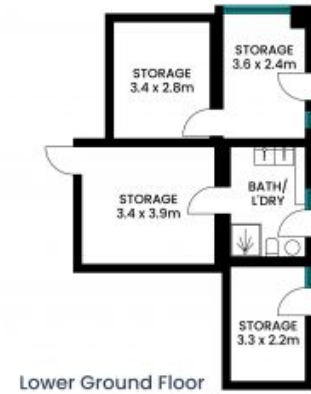
0402 555 675



15 Stanhope Road  
Killara



At Rear



Internal area: 266m<sup>2</sup>

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.