



3 Conie Avenue Baulkham Hills, NSW

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### R4 zoning development potential (STCA)

With R4 zoning advantages, it presents exciting opportunities for a young family, investors and developers in a great location. In close proximity to essential facilities such as schools, shopping centers and recreational facilities, ensuring convenience. On an 834.7sqm block, it delivers a potential sizeable rental income in the short term and development potential in the long term.

Price: \$1,820,000



**Jeff Jianfu Luo**

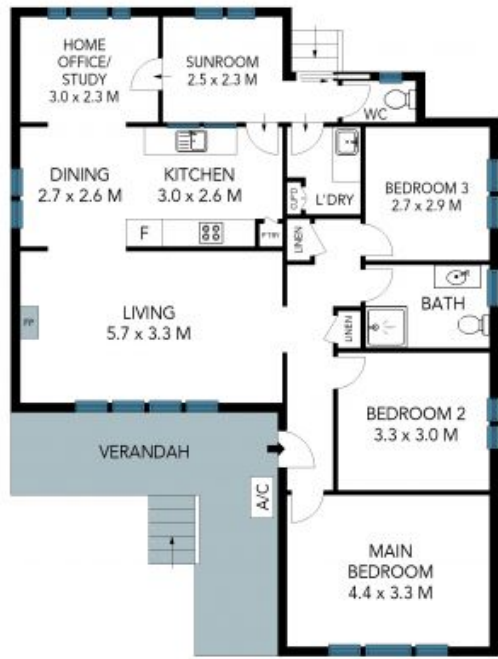
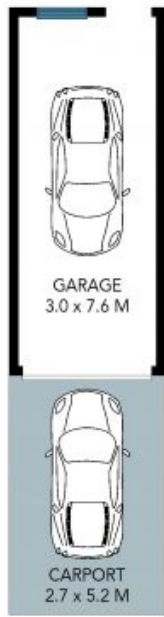
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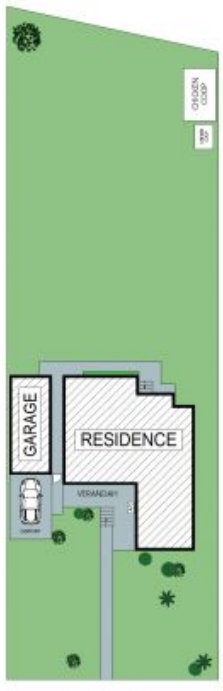
**Wenjie Luo**

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3 Conie Avenue,  
Baulkham Hills



GROUND FLOOR



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.