



**R3 ZONING 40.2 m FRONTAGE, RARE OPPORTUNITY!**



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## 91 & 93 Carlisle St, Ingleburn

Sold for \$2,310,000 (Oct 15, 2024)

Farha Diba, owner and director of Raine & Horne Ingleburn, is proud to present this rare opportunity. With a total area of square 1556.9 meters and R3 zoning, this property offers a canvas for lucrative ventures.

Blue-ribbon location:

- Train station, school, and town center all within 10 minutes walking distance
- Whisper-quiet ambiance, positioned on the high side of the street
- Perfect balance of tranquility and accessibility, enhancing lifestyle appeal

Rectangular-shaped flat lots:

- Generous 40.2m frontage to maximise land use efficiency and to accommodate multiple Torrens Title multi dwelling housing/terraces via CDC
- Potential for up to 12 strata-titled townhouses or manor houses under current zoning (subject to authorities' approval)

Property ID: L26550335

Property Type: House

Garages: 2

Land Area: 1556.9 sqm

Farha Diba

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- Free of sewerage lines and easements

Strategic positioning within Ingleburn Precinct:

- Zone earmarked for 4-6 storey residential apartments since 2017
- Yield potential: 25/32/39 appropriately-sized apartments over 4/5/6 storeys (STCA)

Existing Improvements:

- 91 Carlisle St: 4 bedrooms house with a separate detached in-laws/teenage retreat with bathroom and built-in wardrobe
- 93 Carlisle St: 4 bedroom house + granny flat

LOCATION FEATURES:

- 2 min drive to Ingleburn Station
- 2 min drive to Ingleburn Village Shopping Centre
- 4 min drive to Ingleburn High School
- 2 min drive to Sackville St Public School
- 1 min drive to Ingleburn Public School

This property presents a rare investment gem, combining prime location, zoning flexibility, and peerless development potential. Don't miss the chance to capitalise on this prestigious locale and unlock lucrative returns.

We look forward to seeing you at our next open home. For more enquires please call Farha Diba on 0405 436 393.

DISCLAIMER: Every precaution has been taken to establish accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are urged to rely on their own enquiries.