

OFF MARKET OPPORTUNITY !



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9 Chesham Parade, Glenfield

Sold for \$1,500,000 (Aug 16, 2025)

Farha Diba, owner and director of Raine & Horne Ingleburn, is proudly presenting a unique opportunity to acquire a prime development site in a highly sought-after location. Zoned R3, with a frontage of 20 m, sitting on a 1545 sqm land both and an 11 meter building height allowance, it's an opportunity not to be missed by investors and developers alike.

S.T.C.A the land can accommodate a variety of uses including attached dwellings, childcare centres, multi-dwelling housing, dual occupancies, and seniors housing, among others. The possibilities are endless for those looking to maximize the potential of this prime location.

Situated in the sought-after suburb of Glenfield, this property enjoys easy access to local amenities, schools, and transport links, all while maintaining a peaceful neighbourhood atmosphere.

Property Features:

- Generously sized separate living area
- 4 good size bedrooms all with built ins
- Well appointed kitchen leading to a very good size family room combined with dining

Property ID: L34190643

Property Type: House

Land Area: 772.0 sqm

Farha Diba

0405 436 393

farha@ingleburn.rh.com.au

- Two bathrooms for convenience
- Internal laundry
- Big grassy back yard
- Carport
- Approximately 20m frontage providing great potential for various developments
- Zoned R3 Medium Density Residential
- 11m Building Height allowing for multi-story developments
- Floorspace Ratio of 1.3:1, offering great flexibility for design and construction
- North facing and high side of the street

Location Features:

- Approx. 110m to Lalor Park
- 450m to Glenfield Public School
- 800m to Glenfield Station
- 3 mins to Hurlstone Agricultural High School
- 3 mins to Glenquarie Town Centre
- 4 mins to James Meehan High School
- 4 mins to TAFE NSW – Macquarie Fields

Contact Farha Diba on 0405 436 393 to inspect the property today. This opportunity is not to be missed!

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.