

Versatile Opportunity on 755sqm with R4 Zoning and Iconic Views



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310 & 310A Pacific Highway, Greenwich

Sold

Positioned on 755sqm of level land and zoned R4, this unique property presents an extraordinary opportunity for developers, business operators, multi-generational families, or visionary homebuilders. Capturing sweeping harbour, City skyline, and Anzac Bridge views, the elevated outlook stretches across the leafy lower North Shore landscape, with the potential to take further advantage of the view via multi-storey development (STCA). Configured as two semis on a single title, the property is operating as temporary accommodation associated with the Linwood Motel, with scope for use as a boarding house, professional rooms, or a completely new residential or mixed-use build (STCA).

Land:

- 755sqm of level land, ideal for redevelopment or long-term land bank investment
- 15.24m frontage
- R4 zoning allows for multi-storey apartment potential (STCA)
- Ideal luxury home with view, multi-gen compound, or home + income setup

Current Layout:

Property ID:	L34249888
Property Type:	House
Garages:	7
Land Area:	755.0 sqm

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- Two semi-detached dwellings on one title
- Full brick and tile construction, solar panels, air conditioners
- Eight bedrooms; six feature ensuites, two share a family-style bathroom
- Two full kitchens, plus semi self-contained in-room wet bars
- Well-maintained interiors suited for ongoing residential or commercial use

Versatility & Potential:

- Convert to professional rooms such as a medical or consulting suite (STCA)
- Rebuild as a grand single-family home or multi-generational residence (STCA)
- Develop as a boarding house to capitalise on the zoning and sweeping views (STCA)
- Home/business blend: residence at rear, income-generating suite at front (STCA)

Location:

- Easy access to major hospitals, North Sydney CBD, Chatswood, City
- Footsteps (50m) to comprehensive frequent bus routes, walk to St Leonards station
- Close to Greenwich cafes, parks and harbourside green spaces, Crows Nest
- In Greenwich Public School and Hunters Hill High School zones

A rare opportunity in a sought-after Lower North Shore location, this property delivers on every front and must be seen to appreciate its full scope.