



30 Marion Street THIRLMERE, NSW

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Developers - NEW URBAN REZONING

DEVELOPERS- HOMEBUILDERS- INVESTORS- SUPER FUNDS- Be Quick!!

We are proud to offer this unique development opportunity to the market on behalf of the owners. The property has been held by the one family for many years and is now on the market!!

The home is well equipped and is only a couple of years old. It has high ceilings, downing lights, split system air conditioning and a double garage. Current shedding is located at the rear of the property.

This is a great opportunity to purchase a beautiful 5 acre parcel of land with an existing new home. This rural property was REZONED at the start of the year to residential land. It has huge potential located in a private location, elevated with distant rural views. It would be ideal for the astute investor looking to capitalize on the current market conditions.

Under the new LEP the property has been rezoned ALLOWING FOR BLOCK SIZES as small as 450m². The final layout would require some planning and would have to be submitted to council for



Gerard Smith