



## Illawong, 78A Griffin Parade

Architecturally Designed DA-Approved Masterpiece with Water Views and Premium Lifestyle Potential

Status: DA Approved for a Luxurious Triple-Storey Residence

Land Size: 955.2 sqm (approx.)

An extraordinary opportunity to secure one of Illawong's finest elevated parcels, this DA-approved site offers a rare chance to build a striking architectural home in a prestigious, tightly held location with glistening water views and lifestyle to match.

With full Development Approval in place, the visionary plans showcase a grand three-storey luxury residence, designed for effortless living and modern family functionality across multiple levels, seamlessly blending indoor and outdoor spaces.

With approved plans in place, you can build immediately with our preferred builder or choose your own builder to bring your vision to life.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 955.20 m2

**For Sale**  
\$890,000

**Contact**  
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**02 8734 3211**

Approved Plans Include:

- + Striking Triple-Storey Contemporary Design
- + Spacious 5 Bedrooms + Gym + Multiple Living Zones
- + Private Guest Suite on Entry Level
- + Designer Kitchen with Walk-in Pantry & Premium Fixtures
- + Formal and Informal Living Rooms
- + Alfresco BBQ Area + Multiple Balconies
- + High Ceilings, Expansive Glass Windows, and Natural Light Throughout
- + Dedicated Car Space with Turning Area
- + Landscaped Garden Plans with Feature Trees & Outdoor Lighting

Key Features & Benefits:

- + Expansive 955.2sqm Allotment with elevated positioning
- + Panoramic Water Views and leafy surrounds
- + Approved for High-End Materials including timber battens, double-glazed windows, Colorbond roofing, and energy-efficient finishes

Sustainability-Focused Design: solar panels, rainwater tanks, BASIX & NatHERS compliant

Premium Indoor-Outdoor Flow with private open spaces, balconies, and generous setbacks

Quiet and Family-Friendly Street in an exclusive Illawong enclave

Location Highlights:

- + Walk to local parks, reserves, and boat ramps
- + Minutes to Menai Marketplace, cafes, and dining
- + Close proximity to Illawong Public School and local buses
- + Easy access to M5 Motorway and major arterial roads
- + Surrounded by quality homes and natural bushland

Ideal For:

- + Developers, Builders, or Investors ready to capitalise on an approved, high-end project
- + Families seeking to build their dream home with a view
- + Upsizers wanting luxury, lifestyle, and future value

Disclaimer: This is a DA-approved vacant site with construction not yet commenced. All images and descriptions are based on approved architectural drawings and plans. Buyer to conduct due diligence prior to acquisition.

## More About this Property

Property ID	BSEHUA
Property Type	Residential
Land Area	955.2 m2

### Sayed Rahman 0430 108 830

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