



1 Carole Avenue, Baulkham Hills

Exclusive Off-Market Opportunity: A Rare Corner Block with Exciting Developmental Potential

An exceptional opportunity for builders, developers, and astute investors to secure an approximately 700sqm corner site in one of Baulkham Hills' most desirable residential pockets.

Prominently positioned adjoining Railway Street, this unique offering features dual street frontages of approximately 21.1m to Carole Avenue and 32m to Railway Street, providing flexibility and scope to explore future development possibilities.

With Low and Mid-Rise Housing (LMR) zoning, the property presents an opportunity to investigate potential duplex or triplex development, subject to planning controls, site-specific feasibility and all relevant approvals.

Key Property Highlights:

- Dual street frontages with excellent site design flexibility
- LMR zoning

3 2 5

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

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AGENCY

LJ Hooker Bella Vista
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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.



- Potential to explore two substantial detached duplex dwellings or a triplex development,
- Renovated three-to-four-bedroom residence with immediate rental appeal
- Fully renovated bathrooms and an elegantly appointed gallery-style kitchen
- Double lock-up garage with additional workshop space
- Opportunity to generate holding income while exploring future development options, subject to applicable requirements

Beyond its impressive land credentials, the property features a beautifully renovated residence offering a practical solution for buyers seeking to generate rental income while undertaking development feasibility, planning and approval processes.

Whether you are a builder looking for your next project, a developer exploring the potential for a duplex or triplex, or an investor seeking land with future possibilities, this is an opportunity to secure a strategically positioned corner property in The Hills District.

Private inspections can be arranged through Leanne Nehme on 0414 977 907.

MORE DETAILS

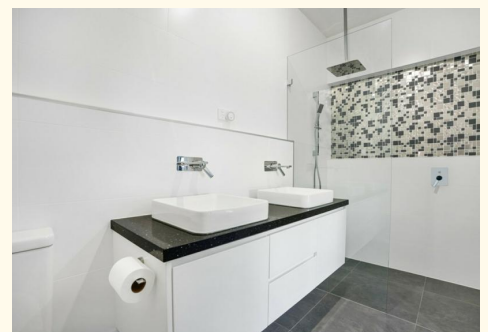
Property ID	7DVHHJ
Property Type	House
Including	Ensuite
	Toilets (2)

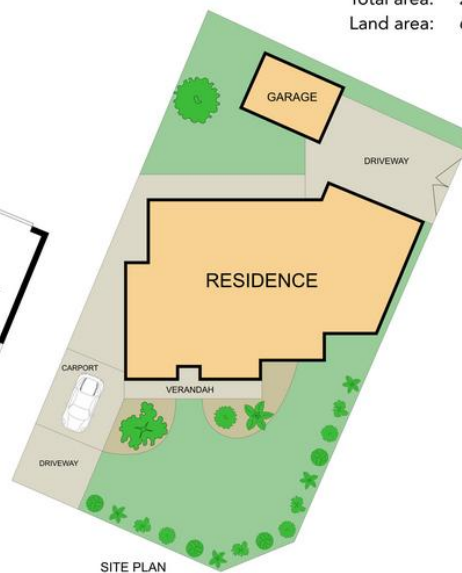
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Internal area: 140 m²
 External area: 35 m²
 Garage area: 50 m²
 Total area: 225 m²
 Land area: 695 m²



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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
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