



3 - 5 Hinkler Avenue, Caringbah

R4 Zoned Development Site - Caringbah Medical Precinct

An exceptional opportunity to acquire and redevelop (STCA) two existing homes on a substantial R4 High Density Residential parcel within Caringbah's Medical precinct.

Boasting a generous 29.87m frontage and a 1,087.50sqm land area, this rare landholding offers genuine scale for a boutique apartment development (STCA), just moments from Sutherland Hospital, Caringbah train station, popular schools and the vibrant local shopping precinct.

The two existing homes offer solid holding income or interim accommodation while plans are finalised:

3 Hinkler Avenue – 5 bedrooms, 2 bathrooms, 2 car spaces
5 Hinkler Avenue – 3 bedrooms, 1 bathroom, 2 garage spaces

Falling within the Caringbah Medical Precinct and with the recently adopted NSW Government Low and Mid-Rise Housing Policy now in effect, the site may benefit from significant additional height and floor space uplift (STCA) where a proportion of the development is used for approved medical or associated health services uses —

8 3 4

FOR SALE

For Sale

VIEW

By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.



understood to potentially allow up to a 2:1 Floor Space Ratio and 22 metres (6 storeys).

A rare combination of land size, frontage and zoning uplift in an unbeatable, amenity-rich location — opportunities of this calibre in the Caringbah medical precinct rarely come to market.

Disclaimer: All reasonable care has been taken in preparing this advertisement. However, no warranty is given regarding the accuracy of the information. Interested parties should conduct their own inquiries to verify details.

MORE DETAILS

Property ID	5K4HR8
Property Type	House
Land Area	1087.5 m2

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