



154 Longstaff Avenue, Chipping Norton

4 🏠 2 🚗 2 🚗

## Prime R3 Opportunity with Rare 21.8m Frontage on 689sqm (Approx.)

**FOR SALE**  
\$1,700,000

**VIEW**  
By Appointment

### AGENTS

Larissa Schembri  
0427 582 245  
larissaschembri.bl@ljhooker.com.au

Ali Khalil  
sales1.bl@ljhooker.com.au

### AGENCY

LJ Hooker Liverpool  
02 9708 2333

Positioned in a highly sought-after pocket of Chipping Norton, this exceptional property at 154 Longstaff Avenue presents a rare opportunity for developers, investors, and savvy buyers alike.

Set on approximately 689sqm with an impressive 21.8-metre frontage, this R3 Medium Density Residential zoned block offers outstanding potential for redevelopment (STCA). Wide frontages of this size are incredibly hard to find, making this a standout opportunity in today's market.

#### Key Features:

- ? R3 Medium Density Residential zoning
- ? Approx. 689sqm level block
- ? Rare 21.8m wide frontage
- ? Excellent redevelopment potential (STCA)
- ? Located in a quiet, established street
- ? Close to schools, parks, shops & transport

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.

 **LJ Hooker**

Whether you're looking to develop Triplex, duplexes, townhouses (STCA), land bank, or build your dream home with generous proportions, this property offers flexibility and long-term upside in a tightly held suburb.

Enjoy the convenience of being moments from local schools, shopping centres, public transport, parklands and the Georges River lifestyle precinct.

Opportunities with this frontage and zoning are few and far between - secure your future in one of South-West Sydney's most desirable growth areas.

## **MORE DETAILS**

Property ID	HHJ0W
Property Type	House
Land Area	689 m2

### **Larissa Schembri 0427 582 245**

Licensee in charge/Director | [larissaschembri.bl@ljhooker.com.au](mailto:larissaschembri.bl@ljhooker.com.au)

### **Ali Khalil**

Sales Assistant | [sales1.bl@ljhooker.com.au](mailto:sales1.bl@ljhooker.com.au)

### **LJ Hooker Liverpool 02 9708 2333**

312 Macquarie Street, LIVERPOOL NSW 2170

[liverpool.ljhooker.com.au](mailto:liverpool.ljhooker.com.au) | [liverpool@ljhooker.com.au](mailto:liverpool@ljhooker.com.au)