






23 Bungarra Crescent, Chipping Norton

5  2  3 

## Prime R3 Zoned Opportunity on 668.9sqm with Wide 18.3m Frontage

**FOR SALE**

Just Listed

**VIEW**

By Appointment

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Positioned in a quiet and tightly held pocket of Chipping Norton, 23 Bungarra Crescent presents a rare opportunity to secure a substantial parcel of land with exceptional future potential.

Set on approximately 668.9sqm with an impressive 18.3-metre frontage, this well-maintained residence offers the perfect balance of immediate liveability and long-term upside. Zoned R3 Medium Density Residential, the property provides outstanding scope for redevelopment (S.T.C.A), making it highly appealing to developers, investors and forward-thinking buyers.

The existing home is generously proportioned, offering five well-sized bedrooms, two bathrooms and multiple living areas, ideal for large or growing families. With ample space both inside and out, the property also presents an excellent opportunity to renovate, lease out, or landbank while planning future development.

### Property Features

- Five generous bedrooms, ideal for large or extended families

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- Two well-appointed bathrooms
- Multiple living zones providing flexibility and comfort
- Functional kitchen with ample storage and workspace
- Expansive backyard with scope for entertaining or enhancement
- Triple car accommodation
- Solid home with immediate liveability and future potential

#### Development Highlights

- R3 Medium Density Residential zoning
- Approx. 668.9sqm land size
- Wide 18.3m frontage offering excellent design flexibility
- Potential for duplex, townhouse or multi-dwelling development (S.T.C.A)
- Strong appeal to developers, investors and builders

#### Location Highlights:

- Positioned close to quality schooling including Nuwarra Public School (approx. 1.2km) and - Moorebank High School (approx. 2.5km)
- Moments to Chipping Norton Lake and parklands (approx. 1.5km), offering a relaxed lifestyle with walking tracks and recreational facilities
- Convenient access to Moorebank Shopping Village (approx. 2km) and Westfield Liverpool (approx. 5–6km) for shopping, dining and entertainment

- " Easy connectivity via nearby public transport and Holsworthy Train Station (approx. 3–4km)
- Quick access to the M5 Motorway (approx. 3km) for seamless travel to Sydney CBD and surrounding areas

DISCLAIMER: While LJ Hooker Bankstown | Liverpool have taken all care in preparing this information and used their best endeavours to ensure that the information contained is true and accurate, we accept no responsibility and disclaim all liability in respect of any errors, inaccuracies, or misstatements contained herein. LJ Hooker Bankstown | Liverpool urges prospective purchasers to make their own inquiries to verify the information contained herein.

## MORE DETAILS

Property ID	11KDF8E
Property Type	House
Land Area	668.9 m2

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