

76 Bungarra Crescent, Chipping Norton

Unlock the Potential —Rare 1,327.8m² Development Site with 36.6m Frontage

Proudly positioned in a quiet, family-friendly street, 74 & 76 Bungarra Crescent present an exceptional opportunity for developers, investors, and visionary buyers seeking to capitalise on one of Chipping Norton's most tightly held locations. Offered together, these two adjoining properties deliver an expansive combined landholding of approximately 1,327.8m² with a generous 36.6m frontage, providing enormous flexibility for redevelopment (STCA).




Perfectly placed within walking distance to local schools, parklands, transport and the popular Moorebank Shopping Village, this blue-chip location is ideally suited to multi-dwelling housing, duplex construction or a luxury new home project (all STCA).

Both properties currently feature well-maintained dwellings with holding income potential, allowing buyers the flexibility to lease while planning their future redevelopment.

Key Highlights:

- " Combined land size approx. 1,327.8m²

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.

3  1  1 

FOR SALE
SOLD

AGENTS

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

Elie Hosni
0489 046 251
eliehosni.bl@ljhooker.com.au

AGENCY

LJ Hooker Liverpool
02 9708 2333

 **LJ Hooker**

- Wide 36.6m street frontage
- Prime R3-zoned development site (STCA)
- Ideal for multi-dwelling housing, duplex development or luxury new builds (STCA)
- Highly desirable, quiet residential street
- Moments to transport, schools, shops and recreation

74 BUNGARRA:

- 5 bedrooms
- " 2 bathrooms + additional toilet
- " Land size 663.9m²
- Rental potential of \$1,100 per week in the current market

76 BUNGARRA:

- 3 bedrooms
- " 1 bathroom + additional toilet
- " Land size 663.9m²
- " Estimated rental return \$750—\$800 per week

This is an exceptionally rare opportunity to secure a premium development parcel in one of the area's most in-demand neighbourhoods. With strong surrounding growth, quality new builds emerging throughout the suburb and an unbeatable central position, the potential here is simply unmatched.

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 GXJ0W
Property Type House

Larissa Schembri 0427 582 245

Licensee in charge/Director | larissaschembri.bl@ljhooker.com.au

Elie Hosni 0489 046 251

| eliehosni.bl@ljhooker.com.au

LJ Hooker Liverpool 02 9708 2333

312 Macquarie Street, LIVERPOOL NSW 2170

liverpool.ljhooker.com.au | liverpool@ljhooker.com.au

