



45 River Road, Greenwich

## Charming Family Home or Duplex Potential in a Prime Location

Discover an exceptional opportunity in a sought-after Greenwich pocket. This double brick family home sits on a generous 575.4sqm block with dual street frontages, offering remarkable flexibility to live in, renovate, or redevelop. The home is filled with natural light offering a versatile floorplan. Recent Low and Mid-Rise (LMR) zoning changes make this a prime candidate for a future duplex or townhouse development (subject to council approval).

Comfortable as-is, the residence features a full-brick build, spacious living areas and inviting backyard. Located just a short walk to Wollstonecraft Station, Greenwich Village shops and excellent local schools. With such close proximity to Trains, Buses and Metro. This property combines immediate lifestyle appeal with significant long-term potential, making it ideal for families, builders and developers.

- Generous 575.4sqm block with dual street frontage
- Full-brick construction with spacious, single-level layout
- Sunlit floorplan
- Large sub-floor storage room
- Granny Flat Permissible (STCA)

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.

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**FOR SALE**  
FOR SALE - Contact Agent

**VIEW**  
Sat 11th Oct @ 11:00AM - 11:30AM

**AGENTS**  
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**AGENCY**  
LJ Hooker Lane Cove  
(02) 9428 1877



- Prime for future duplex or townhouse development (STCA)
- Located within the new LMR Development Zone
- Walk to Wollstonecraft Station and Greenwich Village
- 4 stops to Wynyard Station, 2 stops to North Sydney
- Zoned for Greenwich Public School

## MORE DETAILS

Property ID	2154F6A
Property Type	House
Land Area	575.4 m2

**Chris Davey 0415 726 087**

Sales Agent | [cdavey@ljhlc.com.au](mailto:cdavey@ljhlc.com.au)

**Kerrie Robertson 0414 495 896**

Senior Sales Agent | [krobertson@ljhookerlanecove.com](mailto:krobertson@ljhookerlanecove.com)

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