






12 Harris Street, Harris Park

Rare Dual-Frontage Opportunity with Two Dwellings on a Spacious 626sqm (Approx.) Parcel, Zoned R4 High Density

Positioned in a highly convenient location, 12 Harris Street presents a truly unique and versatile property offering exceptional potential for homeowners, investors and developers alike.

Set on approximately 626sqm with a wide 15.24-metre frontage and desirable R4 High Density Zoning, this property boasts the rare advantage of dual street access-fronting Harris Street and extending through to Dalley Street at the rear.

Facing Harris Street is a spacious and neat residence which has been previously updated. The home offers three generous bedrooms with built-in wardrobes, a large lounge room and separate living and dining area, perfect for family comfort. The kitchen and bathroom are neat and functional, while an attached sleepout-complete with its own shower and toilet-adds flexibility for extended family living or guest accommodation.

6  3  4 

FOR SALE
\$1,898,000 to \$2,087,000.

VIEW
By Appointment

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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**

At the rear, with its own frontage to Dalley Street, sits a second dwelling. This older-style weatherboard home comprises two bedrooms, a lounge, kitchen, and bathroom. While it requires renovation, it presents an exciting opportunity to restore and add significant value with some care and creativity.

What truly sets this property apart is its outstanding development and investment potential (STCA). The R4 High Density Zoning (subject to council approval) allows for a wide range of permissible uses, including multi-dwelling housing, residential flat buildings, dual occupancies, boarding houses, childcare facilities, and more making it an ideal site for future growth and strong returns.

Conveniently located just 600 metres from Harris Park Station and local shops, and within easy reach of schools, major arterial roads, and the Parramatta CBD, this property combines location, and limitless potential.

Key Features:

- Dual street frontage (Harris Street & Dalley Street)
- Approx. 626sqm land with 15.24m frontage
- Two separate dwellings on one title
- Main home: 3 bedrooms + sleepout with bathroom
- Second dwelling: 2 bedrooms (renovation potential)
- R4 High Density Zoning with diverse development opportunities (STCA)
- Prime location close to transport, shops, schools & Parramatta CBD

This is a rare chance to secure a highly flexible property in a thriving and rapidly growing area.

Whether you're looking to invest, develop, or occupy, the possibilities here are endless.

MORE DETAILS

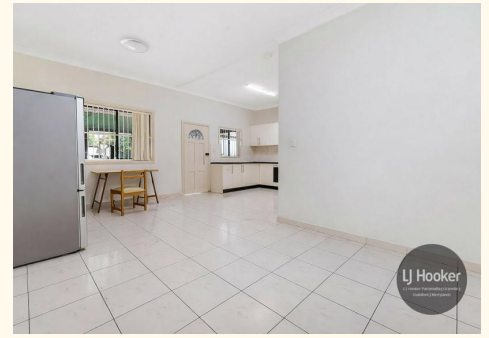
Property ID	2GY3F9E
Property Type	House
Land Area	626 m2
Including	Air Conditioning Toilets (3) Built-in-Robes Car Parking - Surface Close to Schools Close to Shops Close to Transport

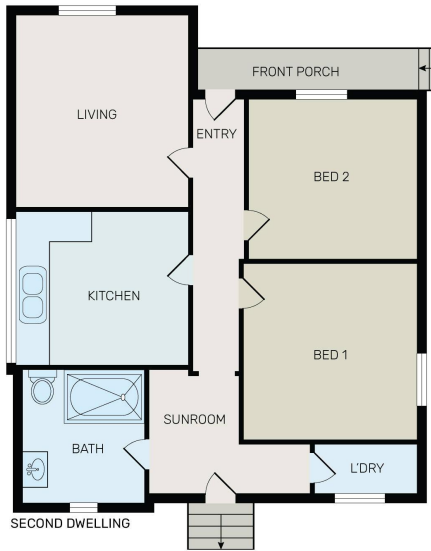
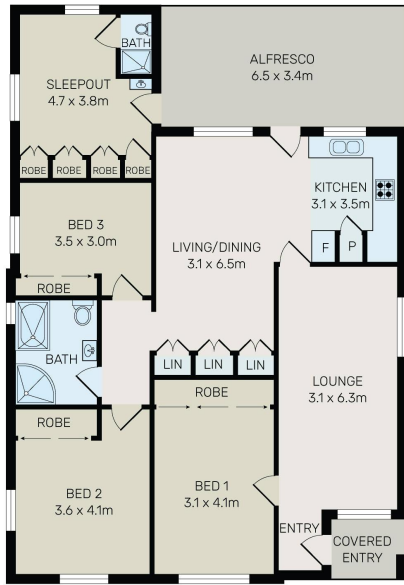
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