

Kellyville, 11-13 President Road

Unparalleled opportunity for investors or developers at vibrant Kellyville

LJ Hooker North Shore as the exclusive selling agent is pleased to offer 11,13 President Road, Kellyville.

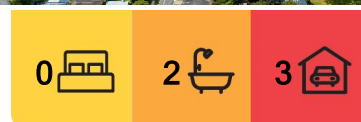
For Sale by Expression of Interest.

The property represents an unparalleled opportunity for investors or developers seeking to capitalize on the vibrant growth and potential of the Kellyville area. With its prime location, generous land size, and favorable zoning, this property offers a rare chance to participate in the thriving real estate market of Kellyville.

Kellyville is known for its dynamic community, excellent amenities, and strong demand for residential and commercial properties. As one of Sydney's rapidly growing suburbs, it attracts both families and professionals looking for modern living with convenient access to



Disclaimer: 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.



For Sale
Contact Agent

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schools, shops, parks, and healthcare facilities.

Moreover, with the exemptions to minimum lot sizes for medium-density residential development and the potential for various construction options (subject to council approval), investors and developers have the flexibility to tailor their development plans to suit market demand and maximize returns.

The property's proximity to local centers, shops, and leisure amenities further enhances its appeal, making it an attractive prospect for those looking to create modern residential dwellings or commercial spaces that cater to the needs of the growing population.

Key development highlights include:

- 2908sqm freehold development site within walking distance to local centers
- Double brick two story building completed in 2002 with potential to add a level
- Large quality solar panels installed to minimize the electricity consumption
- Latest facilities in the building includes aircons, bathrooms, & security systems
- Solar installed roof to minimize the electricity consumption
- Solid building can be repurposed for the upcoming new project
- Adjacent to large parkland at rear with well-resourced children's playground
- Premier location with an abundance of schools, shops & health facilities
- Occupying an unrivalled position only 200m approx. to the local shops
- Leisure amenity and commercial precincts all within immediate proximity

With its strategic location and development potential, this property presents an unparalleled opportunity for investors or developers looking to capitalize on the burgeoning growth and demand in the area.

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More About this Property

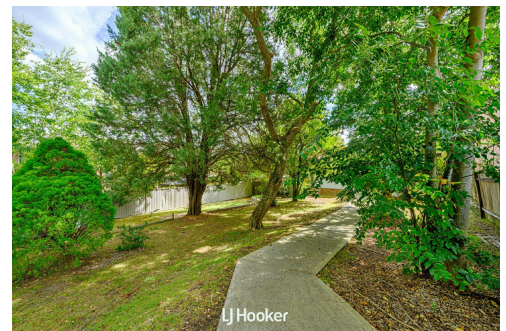
Property ID	SGHHJX
Property Type	House
Land Area	2908 m ²
Including	Toilets (8)

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