



15 Sturt Street, Kingsford

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Rare R3-Zoned Investment with Long-Term Development Potential

Nestled in the heart of Kingsford at 15 Sturt Street, this freestanding lodging house offers both solid rental return today and substantial upside for the future. Situated on a prized R3-zoned block of approximately 384 sqm, it's currently configured as a lodging house with seven bedrooms, providing immediate income. There's also excellent scope for renovation, extension, or redevelopment (STCA), with an indicative Floor Space Ratio (FSR) of 1.6:1 offering attractive scale potential.

Key Attributes

- Freestanding dwelling on 384 sqm in a sought-after R3 zone
- Seven bedrooms currently arranged as lodging accommodation
- Original period features paired with generous living spaces filled with natural light

FOR SALE
Contact Agent

AGENTS

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- Flexible floor layout adaptable for various uses or configurations
- Private, secure backyard offering tranquillity for tenants or future residents
- Dual street access elevates the potential for new development or subdivision (STCA)
- Indicative FSR 1.6:1 suggests strong redevelopment yield potential

Location Highlights

Highly convenient: a short stroll to UNSW, Prince of Wales Hospital and the Anzac Parade light rail

Proximity to Kingsford's lively retail and dining precinct

Near Coogee Beach, local parks, and major shopping at Westfield Eastgardens

Zoned in desirable school catchments

Investment Appeal

15 Sturt Street is ideal for investors seeking strong short-term yield and long-term capital growth. With its R3 zoning, seven lodging rooms, dual access, and strategic position plus an FSR of 1.6:1 the property offers adaptability, scale and upside whether for retention, enhancement or redevelopment (subject to Council approvals).

MORE DETAILS

Property ID	2CGHYY
Property Type	House
Land Area	384 m2
Including	Outdoor Entertaining Floorboards Built-in-Robes Close to Schools Close to Shops Close to Transport Liveability Openable Windows

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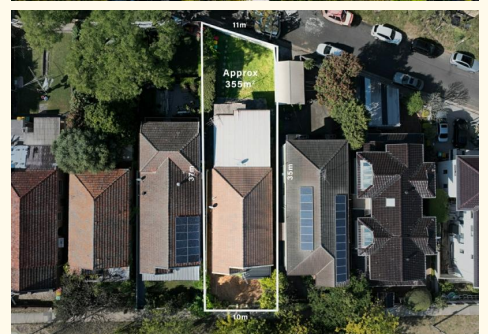
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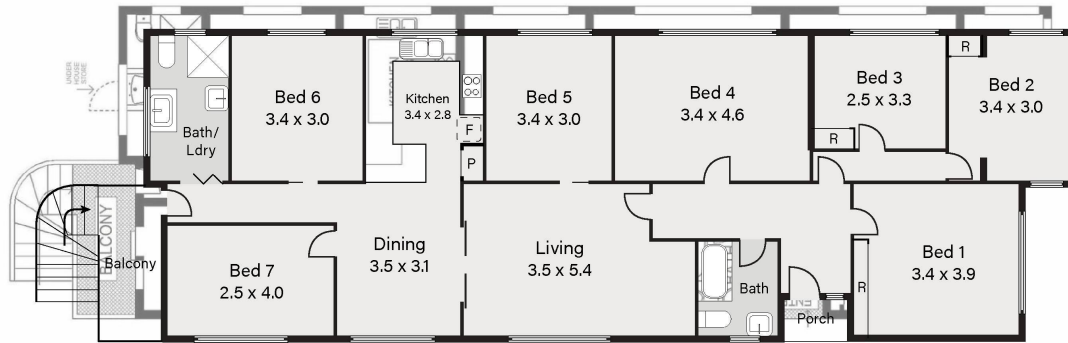
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